



Aldreds
Estate Agents

Flat 7, Arnold House 4, High Street

Lowestoft, NR32 1HX

£99,950

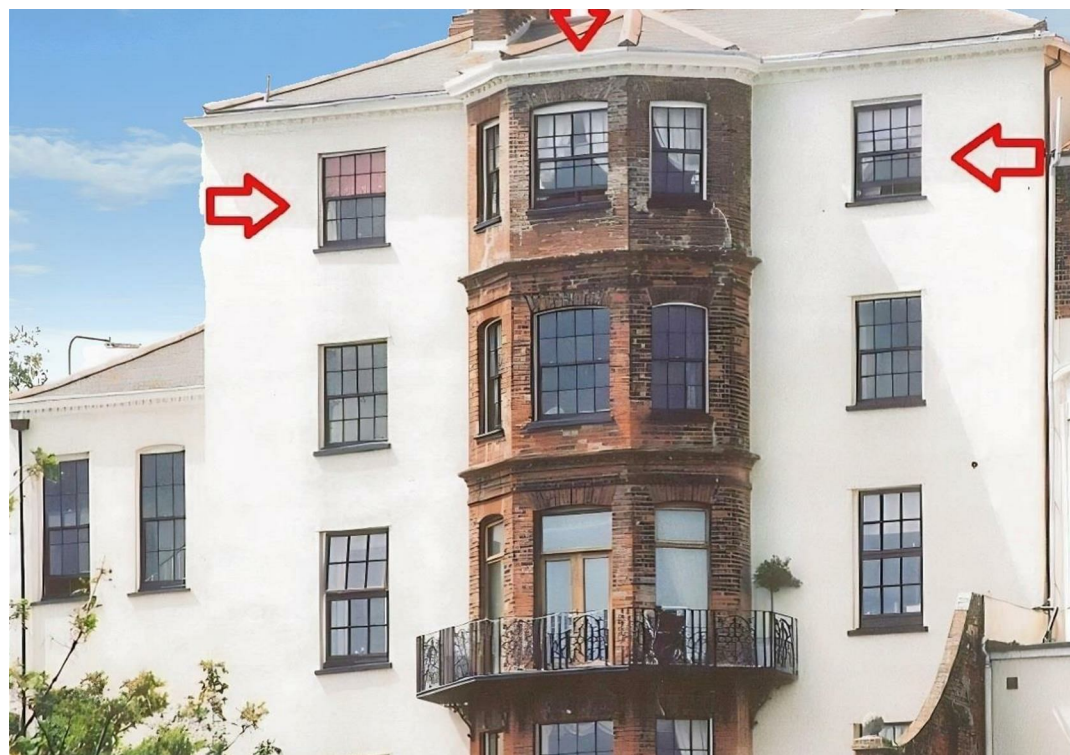


4 High Street

Lowestoft, NR32 1HX

We are pleased to bring to market this large, one bedroom flat with panoramic sea views in one of Lowestoft's historic buildings. BENEFITTING from being sold chain free, this flat is presented in neutral decor throughout, you enter into a long Hallway with wood effect laminate flooring, French doors greet you and lead to the Lounge / Diner, a spacious bay fronted room with a fabulous panoramic sea view.

The Bedroom is a good size for all your furniture also offering a great sea view and incorporates a handy inner lobby space as you approach. At the other end of the Hallway is the Kitchen that features white gloss wall and base units, an under-counter fridge and freezer, a single cavity oven with hob and extractor above, tiled splashbacks, washing machine, a combi boiler housed in a cupboard, a one and a half bowl drainer sink, a pantry and a breakfast bar with another great sea view. The bathroom comprises a bath with a shower over, a fixed shower screen and Aqua board surround, a vanity unit with an inset wash basin, a low-level W.C. and neutral vinyl flooring.





Entrance Hall

20'11" x 4'6" (max) (6.39 x 1.38 (max))

Lounge/Diner

20'9" x 17'10" (max into bay) (6.34 x 5.45 (max into bay))

Bedroom

15'1" x 9'8" (4.61 x 2.96)

Kitchen

11'0" x 10'2" (3.36 x 3.11)

Inner Hall

5'2" x 4'6" (1.59 x 1.38)

Tenure

Leasehold (91 years)

There is no ground rent and the service charge is £92 per month.

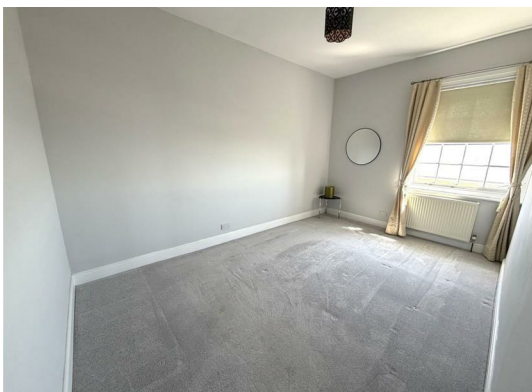
Services

Mains water, gas, waste, electricity.

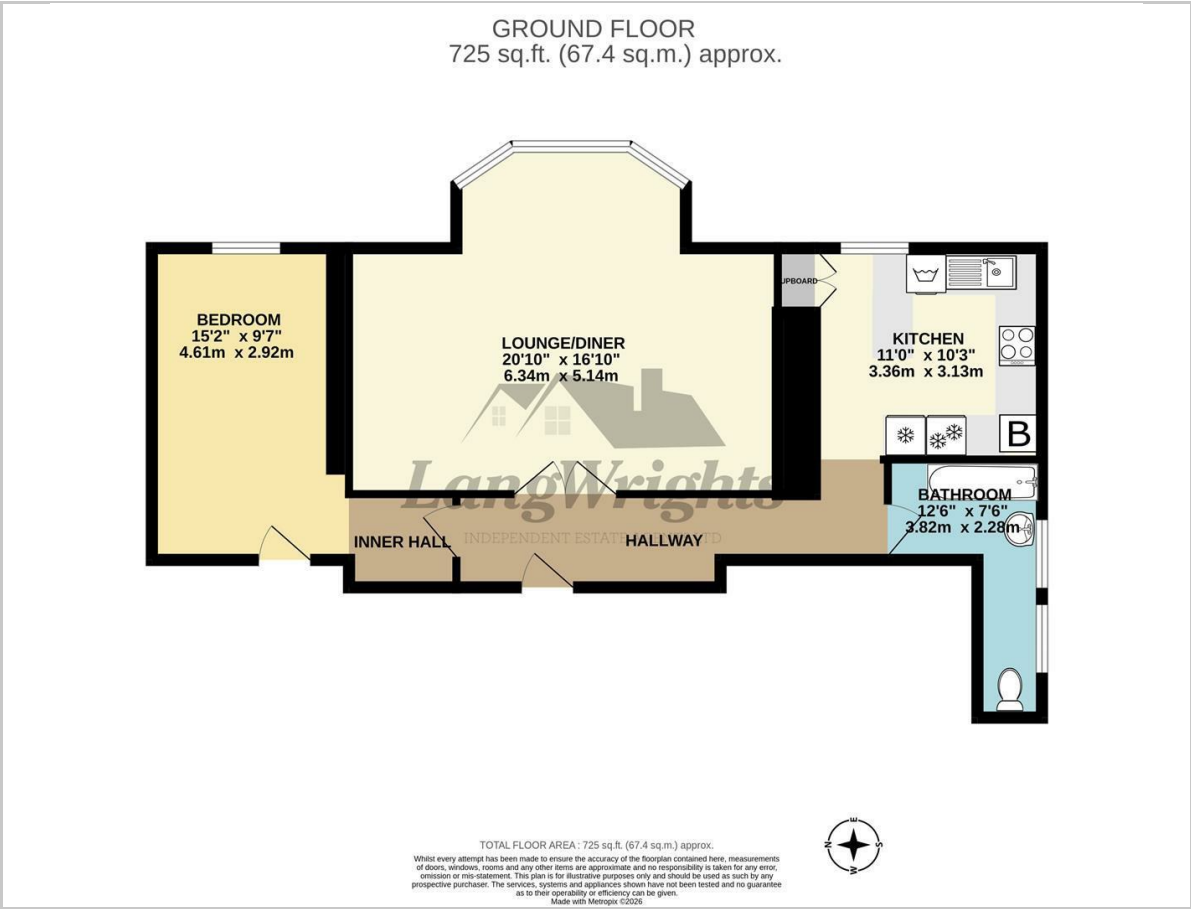
Council Tax

East Suffolk Council Band 'A'

Ref: L2655/07/26



Floor Plan

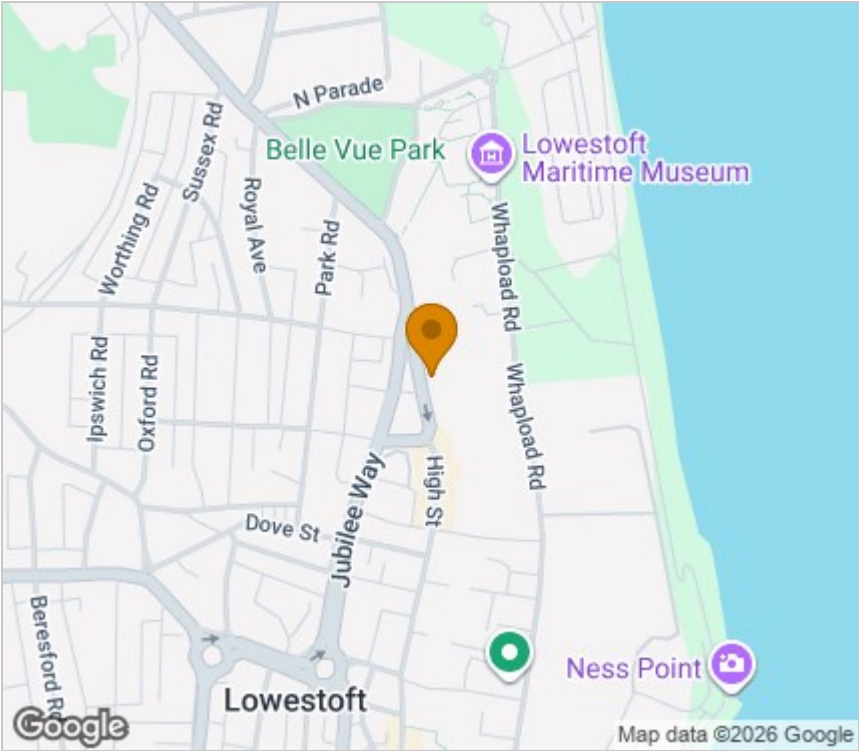


Viewing

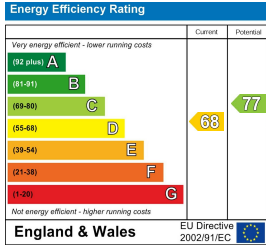
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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