



**Wedgewood Court North Parade, Lowestoft NR32 4PB**



***welcome to***

**Wedgewood Court North Parade, Lowestoft**

A well-presented apartment ideally located on North Parade, just moments from Lowestoft's seafront. Offering a spacious bed-sitting room, separate kitchen and bathroom, with the added benefits of rear parking and a shared laundry room.



William H Brown are pleased to present this bright and generously sized studio apartment set in an enviable position on North Parade, just a short stroll from Lowestoft's beautiful coastline. Perfect for those who enjoy seaside living, the property offers immediate access to the promenade, beach and coastal walks. The accommodation centres around a spacious bed-sitting room, providing ample space for both living and sleeping arrangements, and benefiting from plenty of natural light. A separate fitted kitchen offers practical storage and workspace, while the bathroom is well laid out with a full-size bathub also offering an overhead shower. Residents further benefit from parking to the rear of the building, a valuable feature in this sought-after coastal location, as well as access to a convenient downstairs laundry room. Ideally suited to a single occupant or couple, this apartment makes an excellent home for those seeking low-maintenance living by the sea, with local shops, transport links and amenities all within easy reach.

### **Bed/Sitting Room**

17' 8" Max x 14' 8" Max ( 5.38m Max x 4.47m Max )

### **Kitchen**

10' 3" x 4' 7" ( 3.12m x 1.40m )

### **Bathroom**

10' 6" x 4' 7" ( 3.20m x 1.40m )



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welcome to

## Wedgewood Court North Parade, Lowestoft

- Studio apartment on the sought-after North Parade
- Extremely close proximity to the sea and promenade
- Spacious bed-sitting room
- Seperate fitted kitchen
- Rear parking available

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1835.90

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£60 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOW109660 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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