





**Adrian Court,LOWESTOFT NR32 1PN**

william h brown

*welcome to*

# Adrian Court, LOWESTOFT

Spacious and well-presented two-bedroom first-floor flat set in a popular North Lowestoft location, offering bright living accommodation, modern kitchen, communal gardens, and parking - ideal for first-time buyers!

**Entrance Hall**
Access to lounge. Carpet flooring. 2x Built in cupboards. Radiator.

**Lounge**
Double glazed bay window to front. Carpet flooring. Radiator.

**Kitchen**
Double glazed window to front. Carpet flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven and hobs. Plumbing for washing machine. Cupboard containing boiler.

**Bedroom One**
Double glazed window to rear. Carpet flooring. Radiator.

**Bedroom Two**
Double glazed window to rear. Carpet flooring. Radiator.

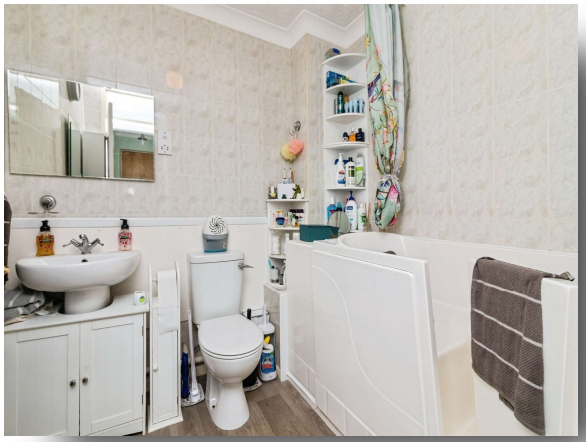
**Bathroom**
Vinyl flooring. Walk-in bath with overhead shower. Wc and wash hand basin with vanity unit. Radiator.

**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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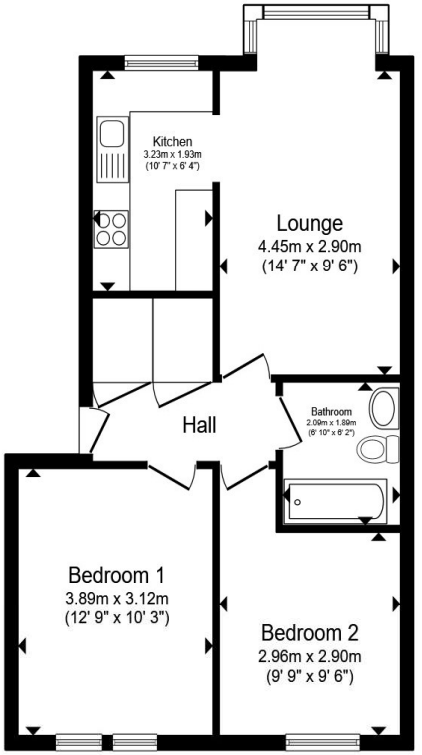
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# Adrian Court, LOWESTOFT

- Two Generously Sized Bedrooms
- Practical Kitchen
- Bright and Spacious Lounge
- Allocated Parking
- Walking Distance to Town Centre

Tenure: Leasehold EPC Rating: C
Council Tax Band: B  Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £125,000




Total floor area 53.9 m² (580 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW110182 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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