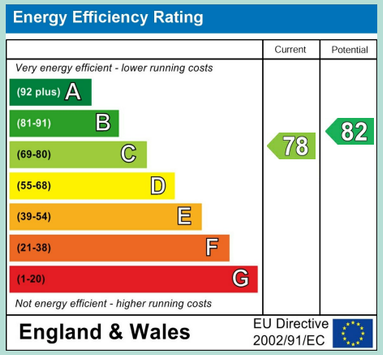
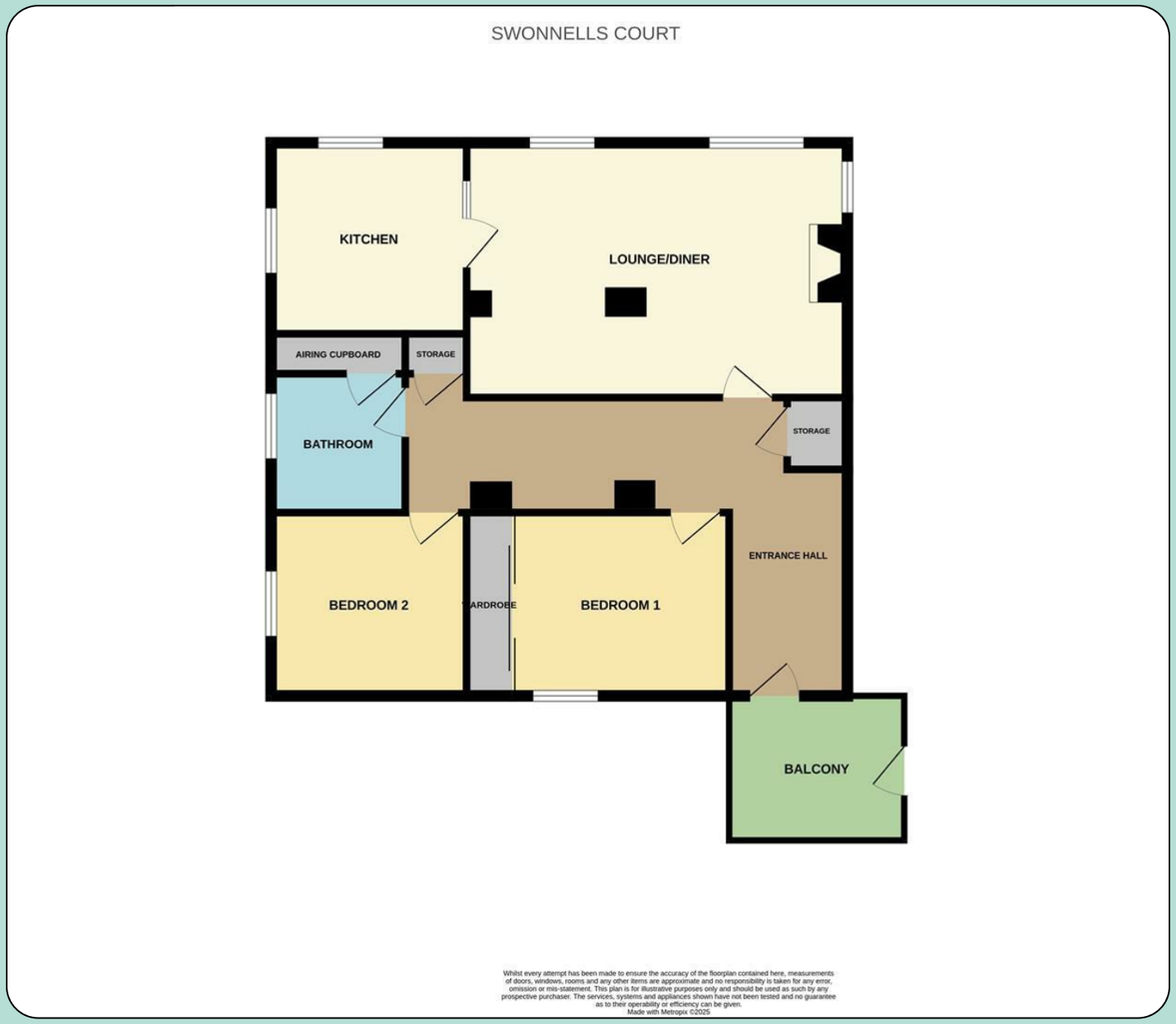
Tenure: Leasehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





Swonnells Court

Oulton Broad, NR32 3PY

- Spacious apartment with balcony entrance
- Situated on the 2nd floor
- Chain free
- Good size entrance hall with built-in storage
- 2 double bedrooms
- Open-plan lounge/ diner with dual aspect windows
- Gorgeous views of the gardens & broads
- Ready for updating & making your own
- Private allocated parking bay & brick built garage
- Sought after Oulton Broad location

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Location
Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.
This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Communal Entrance
Secure intercom entry system with lift access to all floors. Additional shared amenities include a communal drying room and a designated bike storage area.

Balcony
A charming sun balcony with decorative wrought iron railings, accessed via a door leading to the apartment entrance—ideal for enjoying a morning coffee or a touch of fresh air.

Entrance Hall
UPVC entrance door to the front aspect, fitted carpet, consumer unit, storage heater, x2 built-in storage cupboards and doors opening to the lounge/diner, bedrooms 1-2 & the bathroom.

Lounge/ Diner
5.93 x 4.96
Fitted carpet, x3 UPVC double glazed windows with views of the broads, x2 storage heaters, fireplace and a door opening into the kitchen.

Kitchen
3.04 x 2.95
Vinyl flooring, x2 UPVC double glazed windows to the side & rear aspect, units above & below, laminate work surfaces., tile splash backs, inset composite sink & drainer with mixer tap, extractor hood and spaces for a fridge-freezer, oven & washing machine.

Bedroom 1
4.08 x 2.85
Fitted carpet, UPVC double glazed window to the front aspect, storage heater and fitted wardrobes with sliding mirrored doors.

Bedroom 2
3.06 x 2.85
Fitted carpet, UPVC double glazed window to the side aspect and fitted cupboards.

Bathroom
2.18 x 2.01
Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, wall-mounted heater, built-in airing cupboard (housing the water cylinder), toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

Outside
The property benefits from access to a generously sized communal garden, featuring well-maintained lawns bordered by a variety of shrubs and flowers, creating a pleasant green space to enjoy. There are also convenient visitors' parking bays available.

Garage
A brick-built garage with a pitched tiled roof offers secure storage or parking, complete with an up-and-over door and concrete hardstanding in front. Additionally, there is a private allocated parking bay for the property in the communal car park.

Lease information
125 years from 24 June 1987. Charges TBC.

Financial Services
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.