

£170,000
Guide Price



Everitt Court

Oulton Broad, NR32 3PZ

- Sought after Oulton Broad
 - Ground floor flat
 - 2 Double bedrooms
 - Chain free
 - Allocated off road parking
 - Spacious open plan
- lounge/diner
 - 93 Years remaining on lease
 - Close to local amenities
 - Stones throw from the waters edge
 - Opportunity to put your own stamp on it

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Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!



Summary

This 2 bedroom flat is located on the ground floor of the main building and benefits from an allocated off road parking space just walking distance from the property.

Entrance Hall

Carpet flooring throughout, x2 electric storage heaters, doors opening to an airing cupboard, storage cupboard, shower room, kitchen, lounge/diner and bedrooms 1-2.



Shower Room

9'10" x 5'10"

Tile flooring throughout, part tile walls, bath, mains fed walk in shower with glass screen, vanity unit with inset hand wash basin and toilet with hidden cistern.

Kitchen

14'1" x 6'10" max

Single glazed window to the side aspect, wood effect laminate flooring throughout, part tile walls, electric storage heater, units above and below, laminate work surfaces, inset stainless steel sink, 4 ring ceramic hob, extractor fan, space for a washing machine, integrated oven, dishwasher and fridge freezer.





Lounge/Diner

19'8" x 19'8" max

A sizeable reception room with feature beams, x2 UPVC double glazed windows to the rear aspect and single glazed window to the front aspect, electric fire within a quartz surround, carpet flooring throughout, electric storage heater and modern electric radiator.

Bedroom 1

17'8" max x 10'5" max

UPVC double glazed window to the rear aspect, carpet flooring throughout, x2 electric storage heaters and built in dressing area and wardrobe.



Bedroom 2

14'5" x 8'6" max

UPVC double glazed window to the rear aspect, carpet flooring throughout, electric storage heater and doors opening to built in wardrobes.

Agent Note

The property is leasehold with 93 years left and the following charges are payable-

Annual ground rent: £150 (stc)

Annual service charge yearly: £1454.20 (stc)

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. Call or email in today to arrange your free, no obligation quote.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EVERITT COURT
 905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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