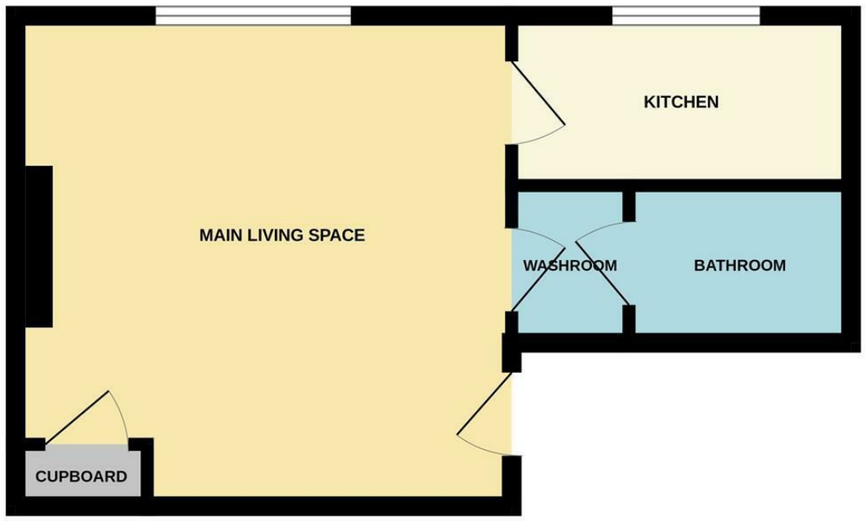
Tenure: Leasehold
Council Tax Band: A
EPC Rating: TBC
Local Authority: Waveney District Council

WEDGEWOOD COURT
315 sq.ft. (29.3 sq.m.) approx.



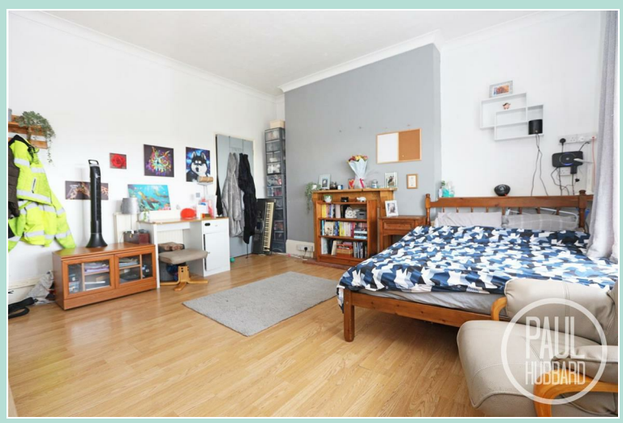
TOTAL FLOOR AREA : 315 sq.ft. (29.3 sq.m.) approx.

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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£60,000
Offers In Excess Of





Wedgewood Court

Lowestoft, NR32 4PB

- One bedroom studio apartment
- Set within a classic Victorian building
- Situated on the top floor
- Boasting beautiful views over sparrows nest park and gardens
- Intercom system
- Communal gardens to rear
- Off road parking with allocated space
- Chain free
- Close to Lowestoft town centre
- Communal laundry room with washing machines and tumble dryers

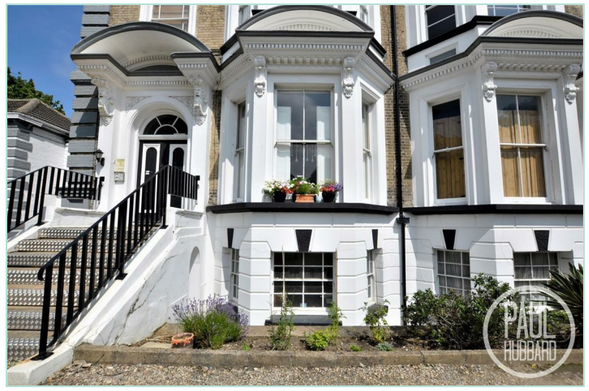
e - info@paulhubbardonline.com t - 01502 531218

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178-180 London Road South
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NR33 0BB

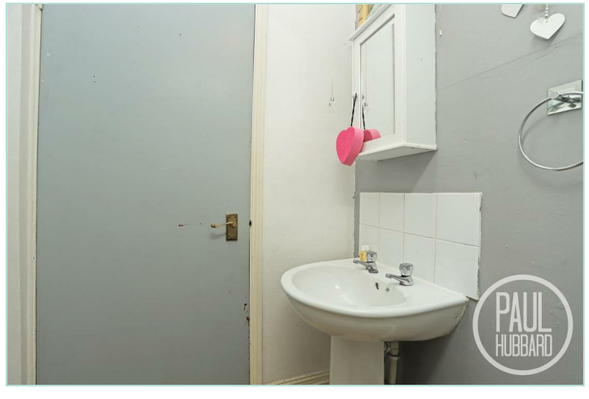
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Commuting is a breeze with a bus station and train station that offer regular services to Norwich (with connections to London) and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Communal entrance
Steps lead up to timber double doors providing access to the communal hallways. A door leads through to the stairwell which leads up to the 4th floor where the apartment is situated.

Main living space
4.56 x 4.47
Timber entrance door to the side aspect, laminate flooring, timber frame window to the front aspect, x2 radiators, decorative fireplace surround, built in cupboard with space for an appliance if desired and doors opening to the wash room & kitchen.

Kitchen
3.11 x 1.55
Vinyl flooring, timber frame window to the front aspect, radiator, units above & below, cupboard housing fuse board, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink with mixer tap, space for an oven & fridge and a wall mounted gas combi boiler.

Wash room
1.41 x 1.06
Vinyl flooring, pedestal wash basin with hot & cold taps and a door opening to the bathroom.

Bathroom
2.01 x 1.40
Vinyl flooring, radiator, extractor fan, tile splash backs, toilet, panelled bath with a mixer tap & a hand held shower attachment.

Outside
The building is set on a large plot with laid lawn, shingled areas and mature plants and trees. Off road parking and a communal laundry room is provided to the rear of the building and is open to all residents.

Lease information
The length of the lease is 999 years from 1985. The service charge this financial year is £1835.90 (which is unusually high due to it being brought into line with all the latest fire safety regulations).

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

