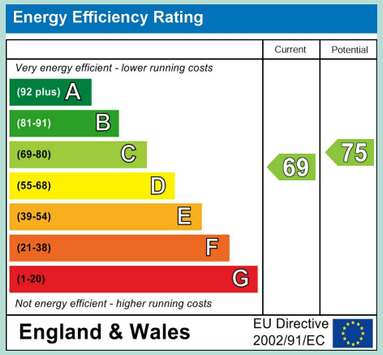
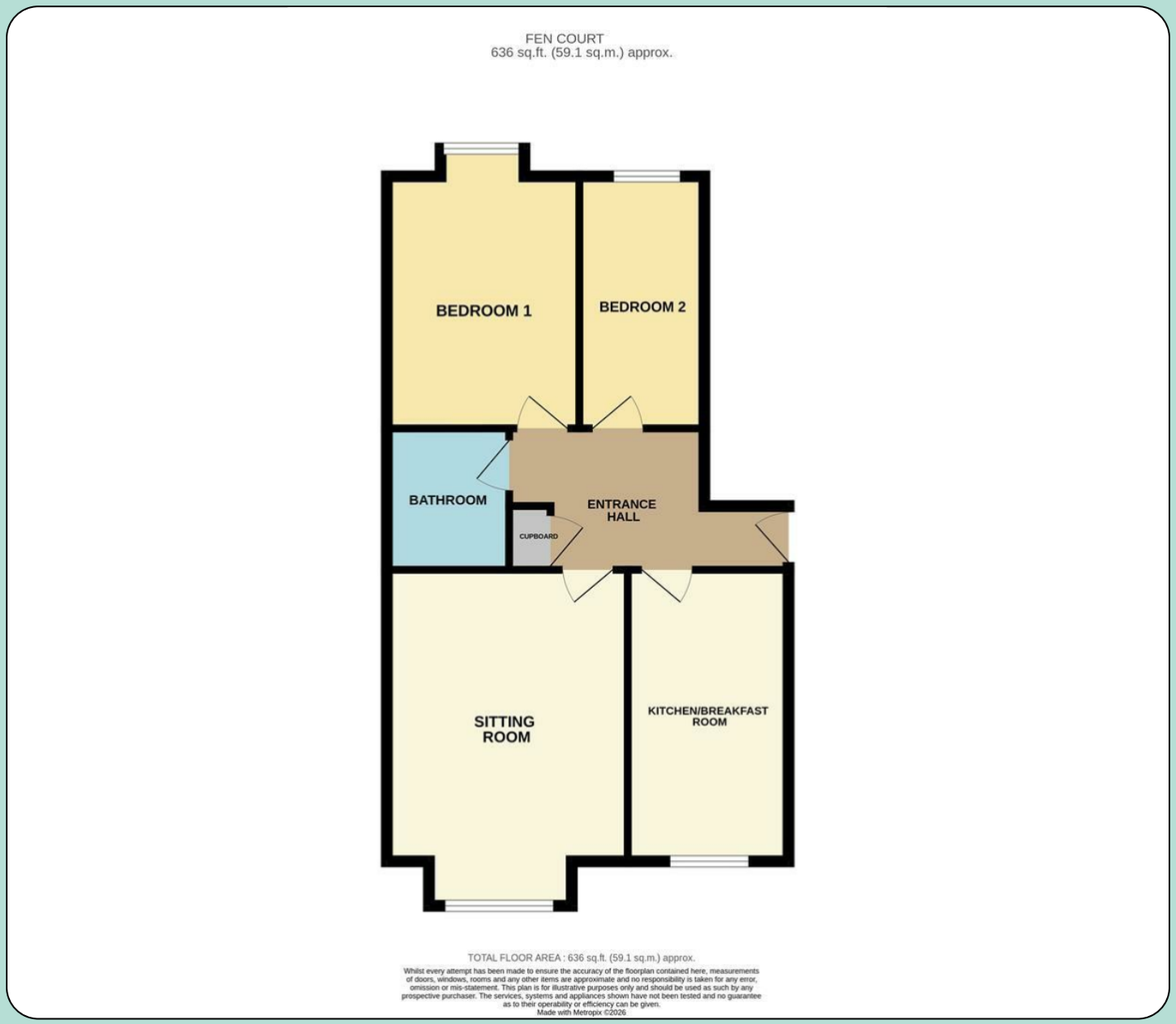
Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council





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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







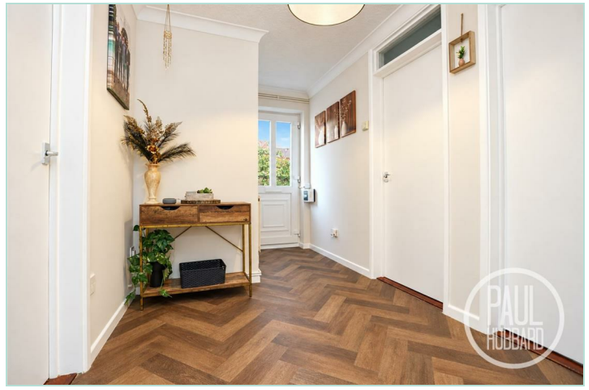
Fen Court

Lowestoft, NR33 9PX

- Well presented ground floor flat
- 2 Separate bedrooms
- Cul de sac within the popular Kirkley location
- Newly fitted gas combi boiler
- Newly fitted flooring in multiple rooms
- Newly fitted UPVC windows throughout
- 99 Years left on the leasehold
- Spacious entrance hall
- Allocated parking space
- Situated close to local amenities, shops and schools

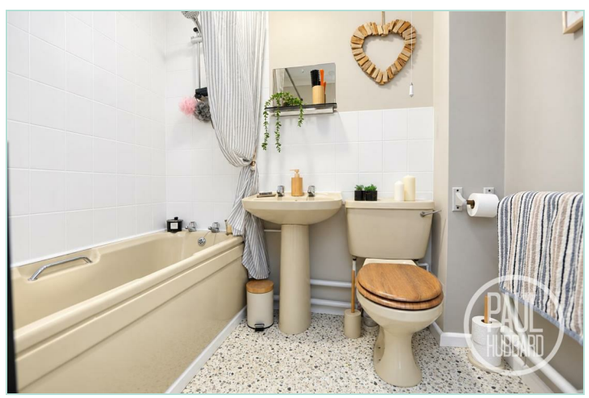
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PAUL HUBBARD









Summary
A well presented two bedroom ground floor flat, situated within a popular cul-de-sac location in Kirkley. The property benefits from a spacious entrance hall, a sizeable sitting room, a kitchen/breakfast room and a bathroom. Further improvements include a newly fitted gas combi boiler, UPVC double glazed windows throughout and newly fitted flooring to multiple rooms.
Externally, the property benefits from an allocated parking space, additional visitor parking and well maintained communal grounds. Conveniently positioned close to a range of local amenities, shops and schools, this property would make an ideal first time purchase or investment opportunity.
The flat is leasehold, with approximately 99 years remaining on the lease.

Location - Lowestoft
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. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall
UPVC double glazed entrance door to the side aspect, newly fitted vinyl flooring throughout, a radiator and doors opening to the kitchen/breakfast room, sitting room, bathroom and bedrooms 1-2.

Sitting room
5.13m into bay x 3.66m
A sizeable reception room with newly fitted UPVC double glazed window to the front aspect which sits within a bay, newly fitted carpet flooring throughout and a radiator.

Kitchen/breakfast room
4.45m x 2.45m
A newly fitted UPVC double glazed window to the front aspect, new vinyl flooring throughout, a radiator, newly fitted wall mounted gas combi boiler, units above and below, laminate work surfaces, composite sink with drainer and space for appliances including a washing machine, oven and fridge freezer.

Bathroom
2.14m x 1.86m
Newly fitted vinyl flooring throughout, a heated towel rail, toilet, pedestal hand wash basin, bath with electric shower above and part tile walls.

Bedroom 1
4.62m max x 2.93m
Newly fitted UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout and a radiator.

Bedroom 2
3.85m x 1.90m
Newly fitted UPVC double glazed window to the rear aspect, exposed hard board flooring throughout and a radiator.

Outside
The flat is situated on the ground floor of the building and benefits from an allocated parking space to the rear, within the cul-de-sac. Additional visitor parking is conveniently available directly opposite.

The current owner has also made use of the area to the side of the flat, creating an attractive decorative flower and planting border. There is also the benefit of a built-in storage cupboard, which is shared with the flat above.

The remaining grounds surrounding the property are communal and predominantly laid to lawn, with a concrete pathway providing access to the main entrance door. There is also use of a washing line, located to the rear of the property and bin store.

Agent note
A monthly maintenance charge of £75 is payable, which covers the cost of window cleaning, grass cutting, bin cleaning, external touch-up painting and buildings insurance.

Leasehold
This flat is lease hold, there are 99 years left

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.

Anti-Money Laundering
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.

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