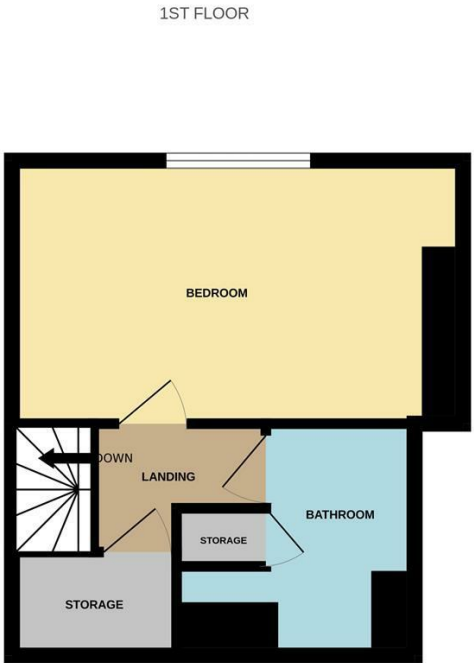
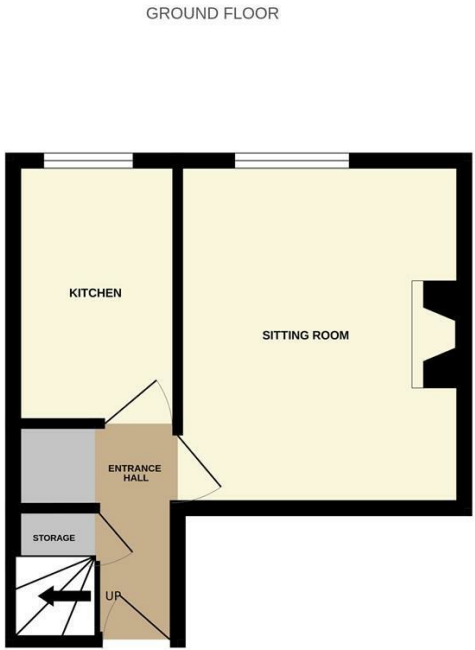


Tenure: Leasehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | 77 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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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£95,000
Asking Price



London Road South Kirkley, NR33 0BQ

- Well presented apartment
- Situated on the second floor
- 2 double bedrooms
- Allocated parking space
- Gas central heating
- In sought after part of Kirkley
- Great investment potential
- Walking distance to award winning beach
- Close to local amenities shops & schools
- Great transport links



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Suffolk
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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 and 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. 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

Secure entrance door with buzzer entry, vinyl flooring, radiator, loft access, consumer unit, built-in storage cupboard and doors opening to all other internal rooms.

Bedroom 2

3.52 x 2.91

Fitted carpet, window to the front aspect and a built-in storage cupboard.

Lounge/ Diner

4.56 x 3.14

Fitted carpet, window to the front aspect and a radiator.

Kitchen

2.87 max x 2.08 max

Vinyl flooring, window to the rear aspect (with a partial sea view), units above & below. laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, breakfast bar with space for stools and an oven, fridge-freezer & washing machine (all included in sale).

Bedroom 1

4.00 max x 2.62 max

Fitted carpet, window to the rear aspect, fitted wardrobes and a radiator.

Bathroom

2.85 x 1.32

Vinyl flooring, obscure window to the rear aspect, radiator, tiled walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

Outside

At the front, attractive tiered gardens filled with mature plants and trees enhance the property's curb appeal. A well-maintained pathway leads to the main entrance door, which opens into the communal hallways. The apartment is located on the second floor, with convenient access to bin storage and the residents' car park available on the basement level.

To the rear, the property benefits from a communal car park with an allocated parking space. The rear has a locked gate, so access is secured. Additional features include an outdoor tap and exterior lighting, adding practicality and convenience to the shared outdoor space. There is also a shed/storage area for the flat, located on the basement level and securely lockable.

Lease Information

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

