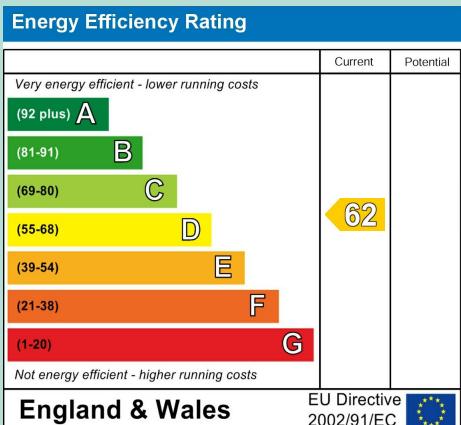


Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council



MAIDSTONE ROAD  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.9 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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metrixpix ©2024

Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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 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.



## Maidstone Road Lowestoft, NR32 2AY

- 1 Bedroom first floor apartment
- Modern kitchen and shower room
- Close to local amenities
- Heart of North Lowestoft
- Walking distance to the town centre
- Separate entrance hall
- Fully furnished option available
- Neutral colours throughout



#### Location

This first floor apartment is located walking distance to Lowestoft main town centre and local corner shops within the area. It features a bedroom, sitting room, a modern kitchen and shower room.

#### Entrance hall/landing

Door to the side aspect, carpet flooring and stairs lead up to the main landing with doors opening to the bedroom, sitting room and kitchen.

#### Bedroom

3.67m x 3.55m

Located at the front of the property benefitting from ample natural light with windows to the front and side, carpet flooring throughout,

#### Sitting Room

3.30m x 2.62m

Window to the side aspect, carpet flooring throughout,

#### Kitchen

3.49m max x 3.49m max

A modern space with windows to the side and rear aspects, door to the shower room, various wall and base units, electric heating, extractor fan, ceramic hob and integrated oven.

#### Shower room

1.27m x 1.92m

White suite comprising of a toilet, vanity unit, electric shower within a glass cubicle, window to the rear and electric heated towel rail.

#### Agent note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

#### Application Process

Once you have viewed the property please follow the link below to submit your application:

[https://goodlord.wufoo.com/forms/zy2m9ck0in1ovv/?  
Field500=Lynsey+Day&Field502=Paul+Hubbard+Estate+&id%2F](https://goodlord.wufoo.com/forms/zy2m9ck0in1ovv/?Field500=Lynsey+Day&Field502=Paul+Hubbard+Estate+&id%2F)

