

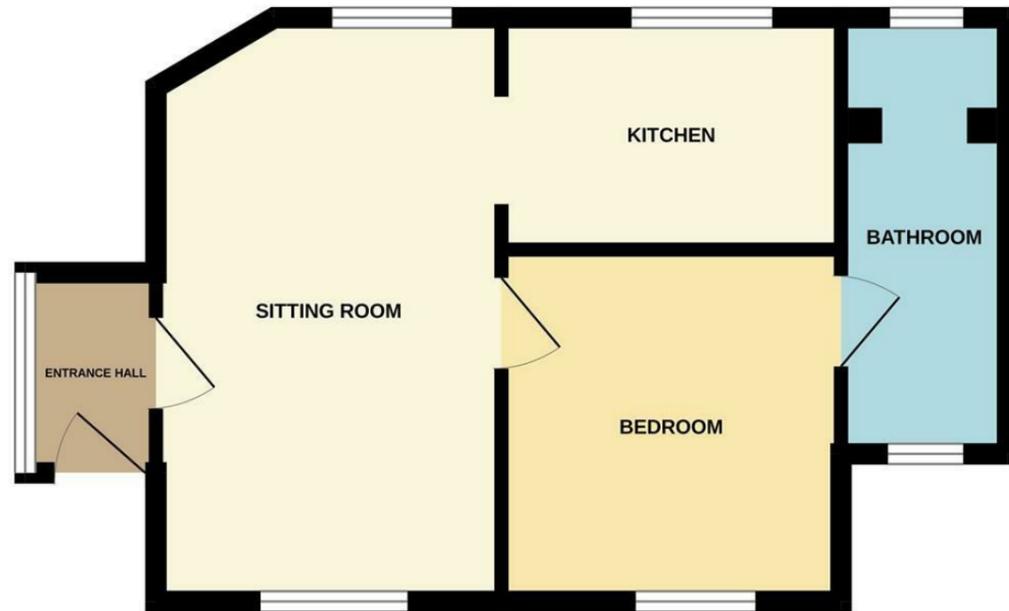
Tenure:  
Council Tax Band: A  
EPC Rating:  
Local Authority: East Suffolk

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

**£695 Per**  
Per Calendar Month



GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 372 sq.ft. (34.6 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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## Western Cottage

North Parade, NR32 4PB

- Ground floor flat
- Gas central heating
- Modern fitted kitchen
- Neutral decor throughout
- Spacious sitting room
- Grade II listed
- Communal gardens
- Walking distance to the beach
- Sought after location
- Close to local shops and amenities



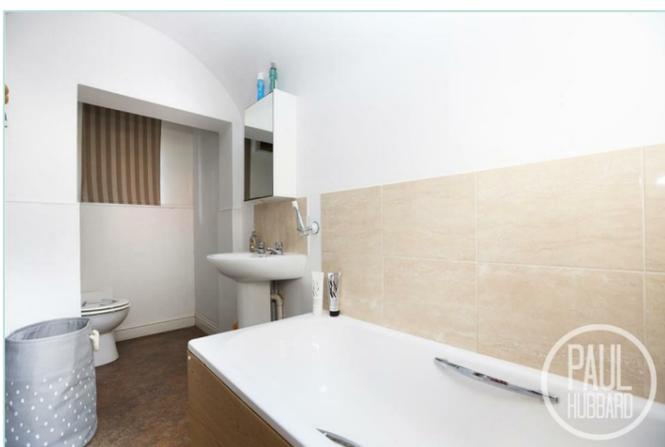
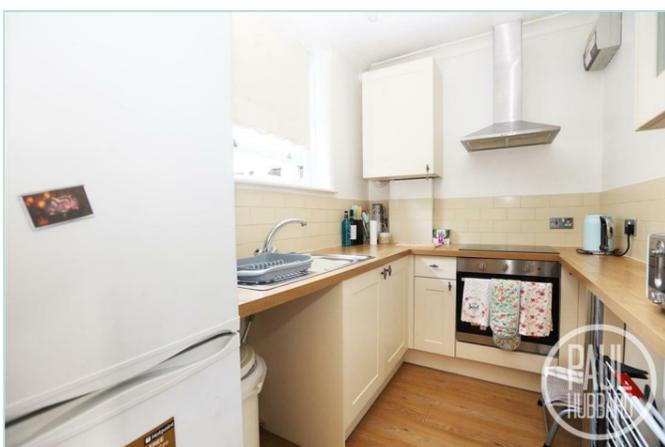
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

### Entrance hall

1.67m x 1.03m

Entrance door to the front aspect, X2 obscure windows to the side aspect, laminate flooring throughout and a door opening to the sitting room.

### Sitting room

4.88m x 2.89m

Windows to the front and rear aspect, laminate flooring throughout, X2 radiators and doors opening to the kitchen and bedroom.

### Kitchen

2.83m x 1.82m

Window to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, a radiator, integrated oven, hob and extractor fan, spaces for a fridge/ freezer and a cupboard housing the gas boiler.

### Bedroom

2.94m x 2.83m

Window to the front aspect, carpet flooring throughout, a radiator and a door opening to the bathroom.

### Bathroom

3.65m x 1.38m

Windows to the front and rear aspect, part tiled walls, pedestal wash basin, toilet, bath with shower attachment and a heated towel rail.

### Outside

Communal area with wash rooms and post facilities to the main building, plus communal grass areas.

### Application process

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!

### Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*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. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available

for this property subject to terms and conditions – please enquire for further details on this

