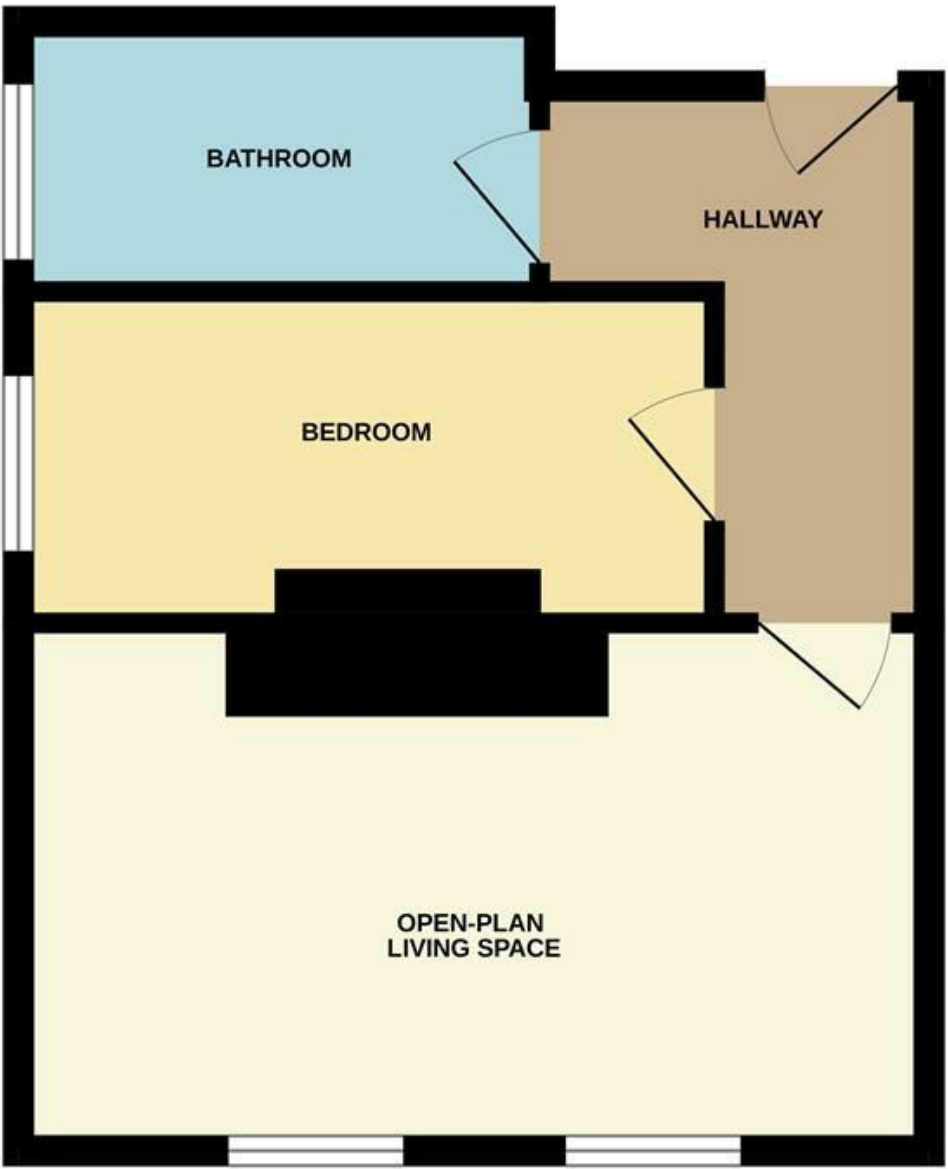


Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



London Road North

Suffolk, NR32 1ET

- 2nd floor apartment
- 1 double bedroom
- Modern kitchen & bathroom
- Neutral decor throughout
- Open plan kitchen & living area
- Great transport links
- Set in convenient central town location
- Close to local amenities & shops
- Double glazing throughout
- EPC Rating: D65



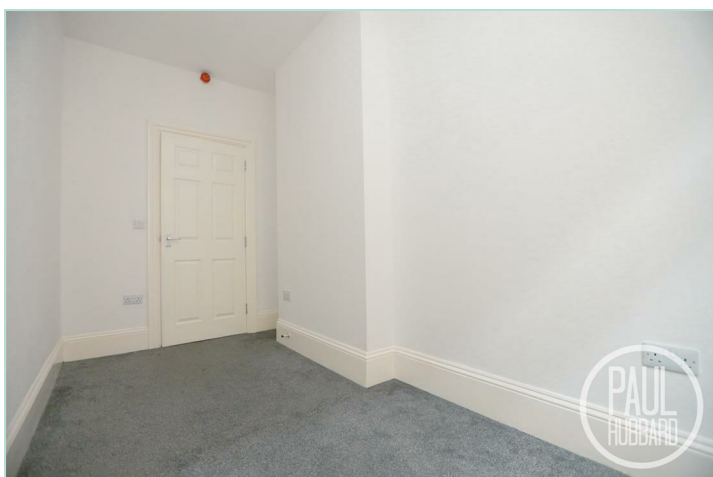
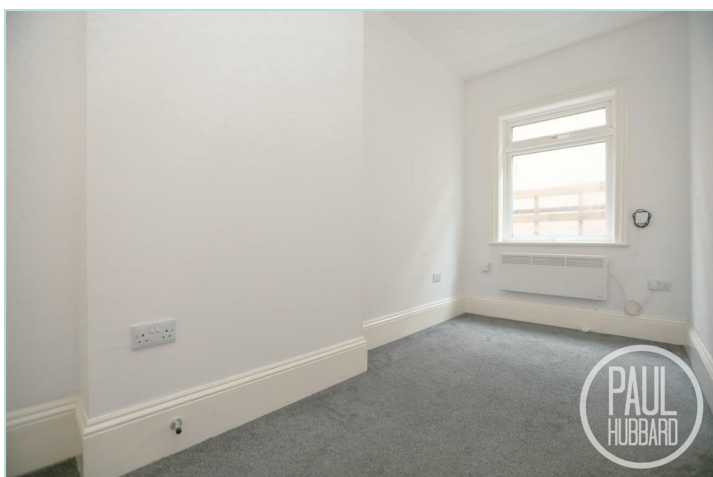
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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 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

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.

Please note - parking is not included with this property however residential permits can be applied for via the local council.

Summary

This 2nd floor apartment, set in a convenient central town location, features a double bedroom, a modern kitchen and bathroom and neutral décor throughout. The open-plan kitchen and living area create a comfortable and cohesive living space. With double glazing throughout, the apartment is close to local amenities, shops and offers excellent transport links.

Entrance hall

Entrance door from communal hallway, fitted carpet, telephone intercom, electric radiator, consumer unit and doors opening to the open-plan living space, bedroom and shower room.

Kitchen/ Lounge

5.21 x 3.38
Fitted carpet & vinyl flooring, x2 UPVC double glazed sash windows to the rear aspect, electric radiator, down lights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, electric hob, stainless steel extractor fan, tile splash backs and spaces for a fridge-freezer & washing machine.

Bedroom

3.98 x 1.90

Fitted carpet, UPVC double glazed window to the side aspect and an electric radiator.

Shower room

2.98 x 1.57

Tile flooring, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap and an electric shower set into a cubicle enclosure.

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 rental amount (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.

