

£140,000



## Killick Crescent

Lowestoft, NR33 8FR

- Beautifully presented throughout
- Master with en suite
- Allocated off road parking
- Close to local amenities
- Sought after location
- Ideal for public transport links
- Communal entrance hall
- £675 PCM
- EPC C74





### Summary

**\*\* STUNNING TWO BEDROOM SECOND FLOOR APARTMENT \*\*** Featuring open plan living area with modern kitchen. Master with en suite, allocated off road parking and situated close to local amenities!

### Location

Discover your dream home 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, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.



### Communal Entrance hall

Stairwell leading to second floor landing

### Entrance hall

Carpet flooring, doors opening to bathroom, lounge, bedrooms 1-2 and airing cupboard



### Bathroom

2.7 1.4

UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin and panelled bath.

### Lounge

5.3 4.1

X2 UPVC double glazed windows to rear and side aspects. Carpet flooring and French doors opening to kitchen



### Kitchen

2.4 1.9

UPVC double glazed window to side aspect, vinyl flooring, units above and below work surfaces with inset stingless steel sink and drainer. Integrated oven with ceramic hob and extractor fan. Spaces for fridge freezer and washing machine



### Bedroom 1

3.5 2.7

X2 UPVC double glazed window to rear and side aspects. Carpet flooring, doors opening to fitted wardrobe and door opening into en suite

### En suite

2.4 1.4

Toilet, pedestal wash basin, vinyl flooring and mains fed shower in tiled enclosure

### Bedroom 2

2.7 2.3

UPVC double glazed window to rear aspect, carpet flooring and door opening to fitted wardrobe

### Agent note

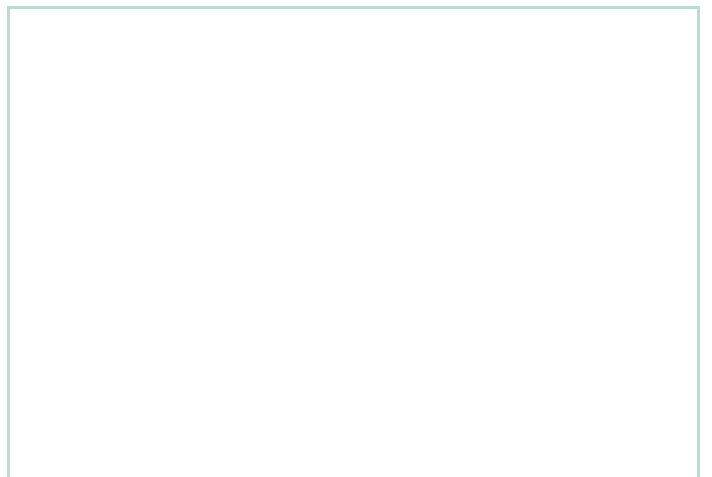
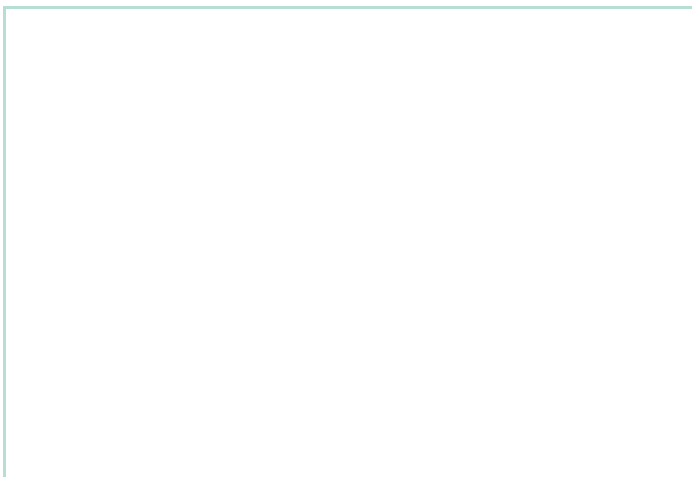
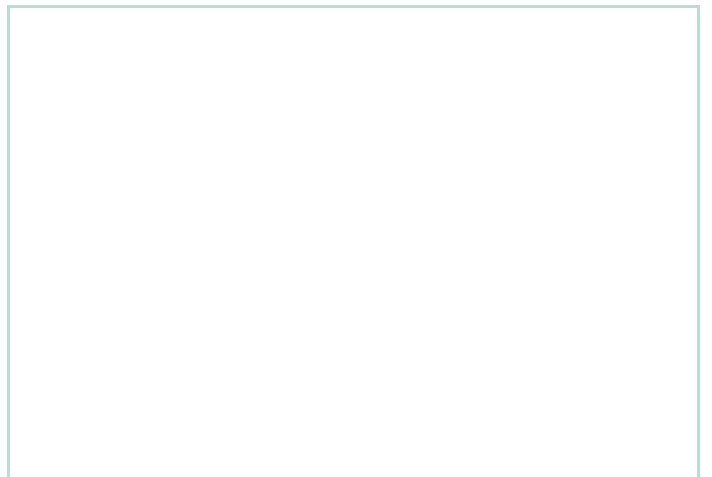
Parking for one vehicle - allocated within a complex located to the rear of the apartment block.

Furniture available for purchase


Communal garden area with washing line



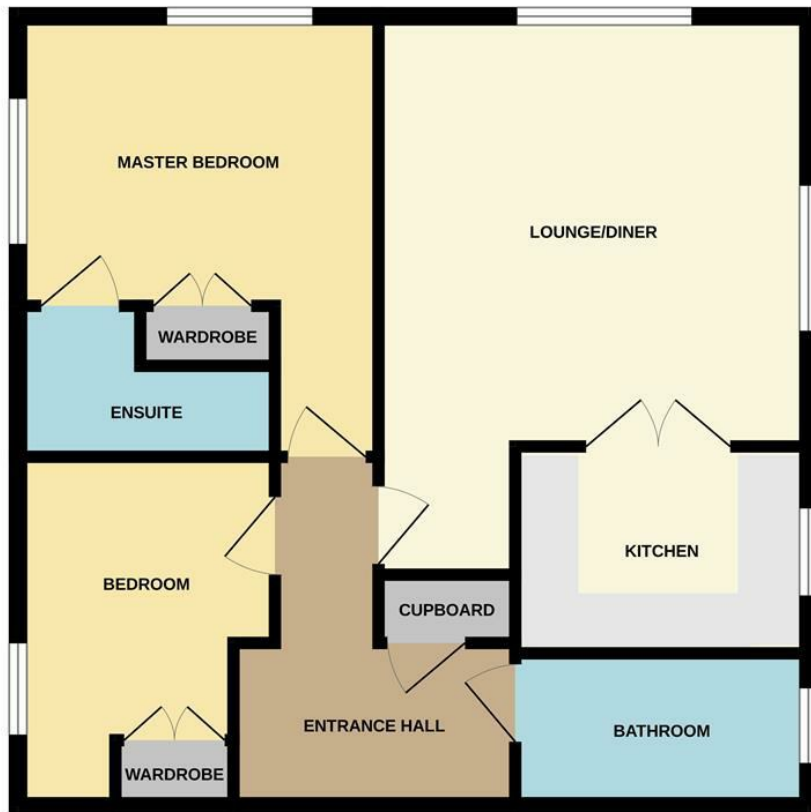




Tenure:  
 Council Tax Band: A  
 EPC Rating: C  
 Local Authority: East Suffolk Council

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>	74	81
(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	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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