

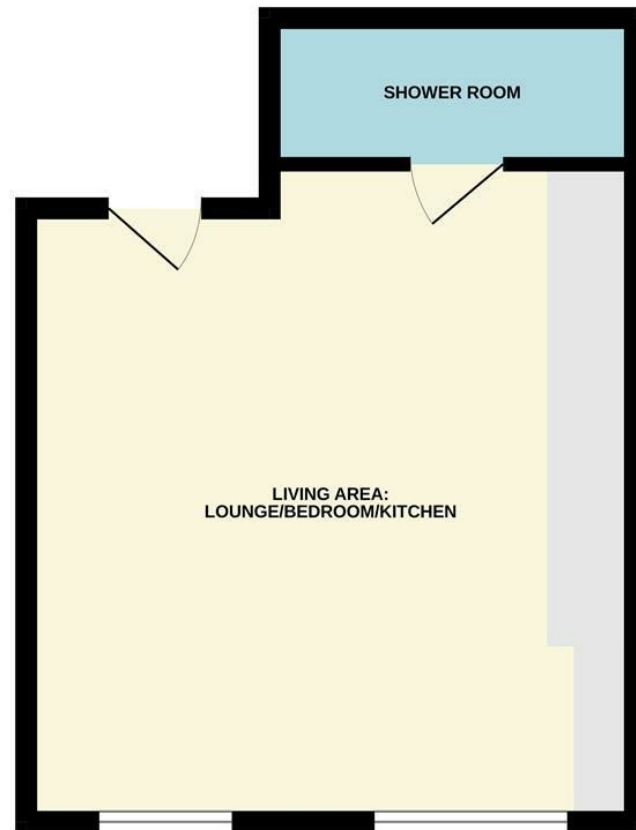
Tenure:  
Council Tax Band: A  
EPC Rating:  
Local Authority: East Suffolk Council

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>		
(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	

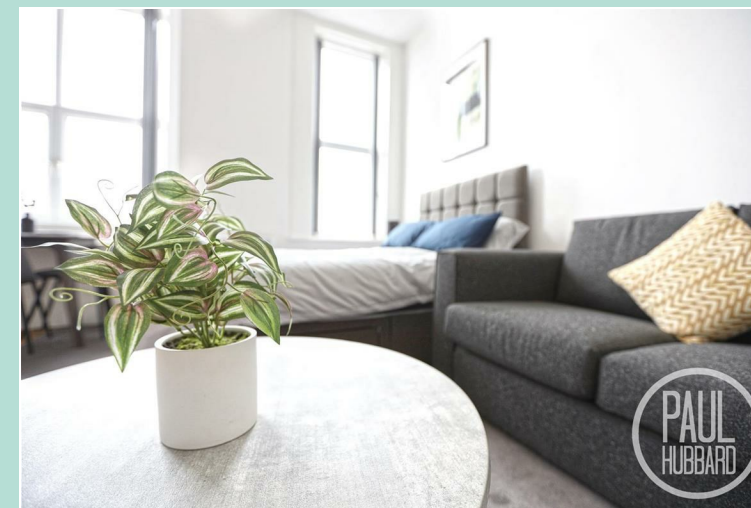
**£700 Per**  
Per Calendar Month



FLAT 2  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (29.9 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 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.  
Made with Metroplan ©2023



**2 Waveney Road**  
Lowestoft, NR32 1BN

- Fully furnished
- Renovated to a high standard
- Modern studio living
- Views of the Lowestoft Harbour
- Short walk to local transport
- Central Lowestoft location
- Close to award winning beach
- Unique opportunity
- Available now!
- Viewings by appointment only



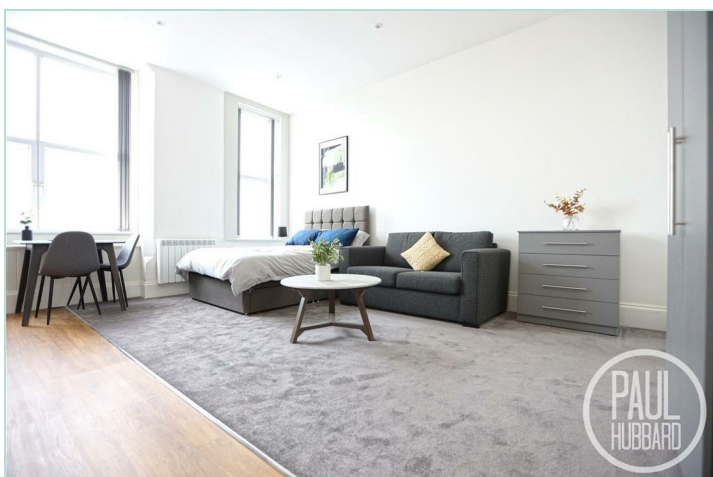
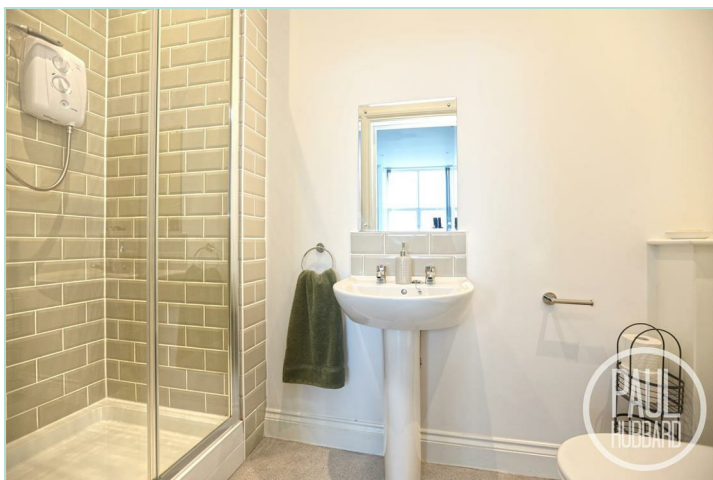
Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

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

e - info@paulhubbardonline.com

t - 01502 531218



### Summary

**\*\* STUNNING VIEWS OF LOWESTOFT HARBOUR \*\***

We are proud to present this renovated studio apartment located on the second floor of Baltic Chambers, a unique period building. Fully furnished and extremely well presented throughout, this apartment offers open plan living, modern appliances with electric heating throughout. Based close to Lowestoft Train Station and a short walk to Lowestoft Bus Station, this property would be ideal for those commuting for work.

### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Kitchen

A fitted kitchen area with a range of wall and base units with laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven, fridge and freezer and washing machine.

### Main living area

A sizeable open plan living space comprising of x2 UPVC double glazed windows to the front aspect, newly fitted carpet flooring throughout leading up to LVT, electric heater and door opening to the shower room.

### Shower room

A fitted white suite with vinyl flooring throughout, toilet, electric heated towel rail, pedestal wash basin and electric shower enclosed within a glass cubicle.

### DISCLAIMER

Please be advised that there is an ongoing pest issue, but appropriate control measures are in place, and are being regularly managed keeping the situation under control.

### APPLICATION PROCESS

**APPLICATION:** If you are interested in applying for this property after a viewing there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
- 3) Once references pass you will be asked to pay your security deposit.
- 4) Upon execution of you tenancy we will request your rent.

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

**DEPOSIT:** usually equivalent to 5 weeks' rent.

**GUARANTOR:** A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit.

Your guarantor must have an income of 3x the

monthly rent.

\* Please contact Paul Hubbard Estate Agents for all enquiries.\*\*

