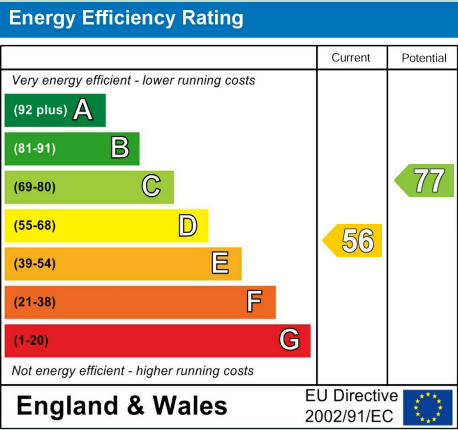
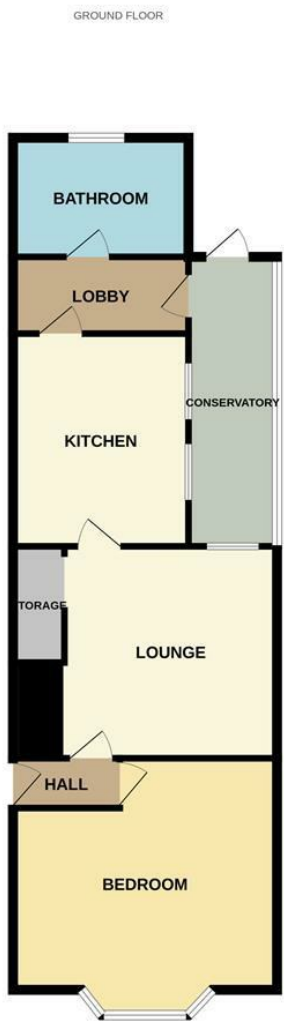


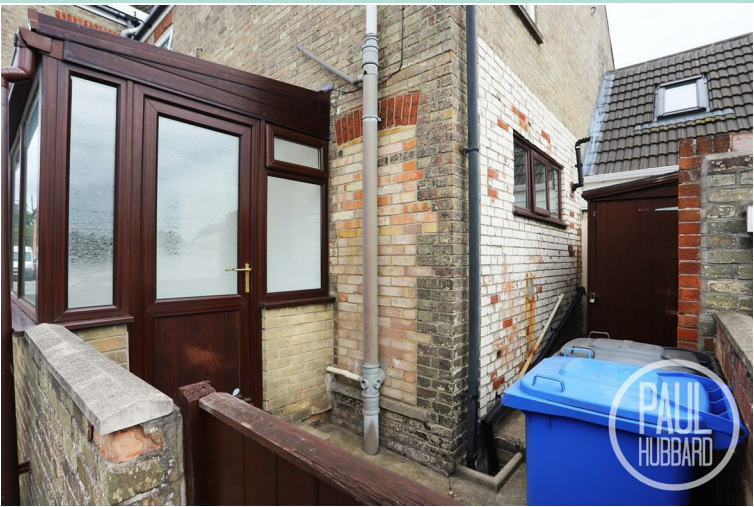
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



£600  
Per Calendar Month



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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## Long Road

Lowestoft, NR33 9DQ

- Spacious ground floor apartment
- Private rear entrance
- Modern kitchen/diner
- Good size conservatory
- Close to local amenities, shops & schools
- Ideal for public transport links
- Neutral décor throughout
- Spacious bathroom
- Available now
- Rear courtyard with timber storage shed



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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

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 Blue Flag 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.



### Hallway

Emergency entrance from the front of the property, featuring vinyl flooring, doors opening to bedroom and into the sitting room.

### Bedroom

13'9" 13'1"

Bay UPVC double glazed window to front aspect, radiator and carpet flooring.



### Sitting Room

12'9" 12'1"

UPVC double glazed window to side aspect, carpet flooring, timber window to the rear aspect, opening to under stairs storage area and a door opening into the kitchen/ diner.

### Kitchen/ Diner

12'5" 11'9"

x2 timber windows to the side aspect, vinyl flooring and door opening to rear lobby. Units above and below, laminate work surfaces, tile splash backs with inset stainless steel sink and drainer with hot & cold taps, gas boiler, oven with electric hob & extractor fan. Spaces for fridge freezer and a washing machine.



### Rear lobby

Vinyl flooring, doors opening to conservatory and into bathroom

### Bathroom

11'5" 5'2"

UPVC double glazed window to rear aspect, tile flooring, toilet, pedestal wash basin, heated towel rail and panelled bath with shower attached

### Conservatory

12'1" 5'6"

The main private entrance is via the UPVC door from the rear courtyard. Featuring UPVC double glazed window surround and door opening to rear courtyard with bin storage available

### Outside

A gated access leads to a private courtyard, featuring a timber storage shed and a UPVC door opening into the conservatory.

### 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

