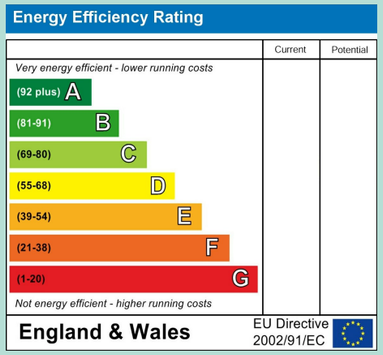
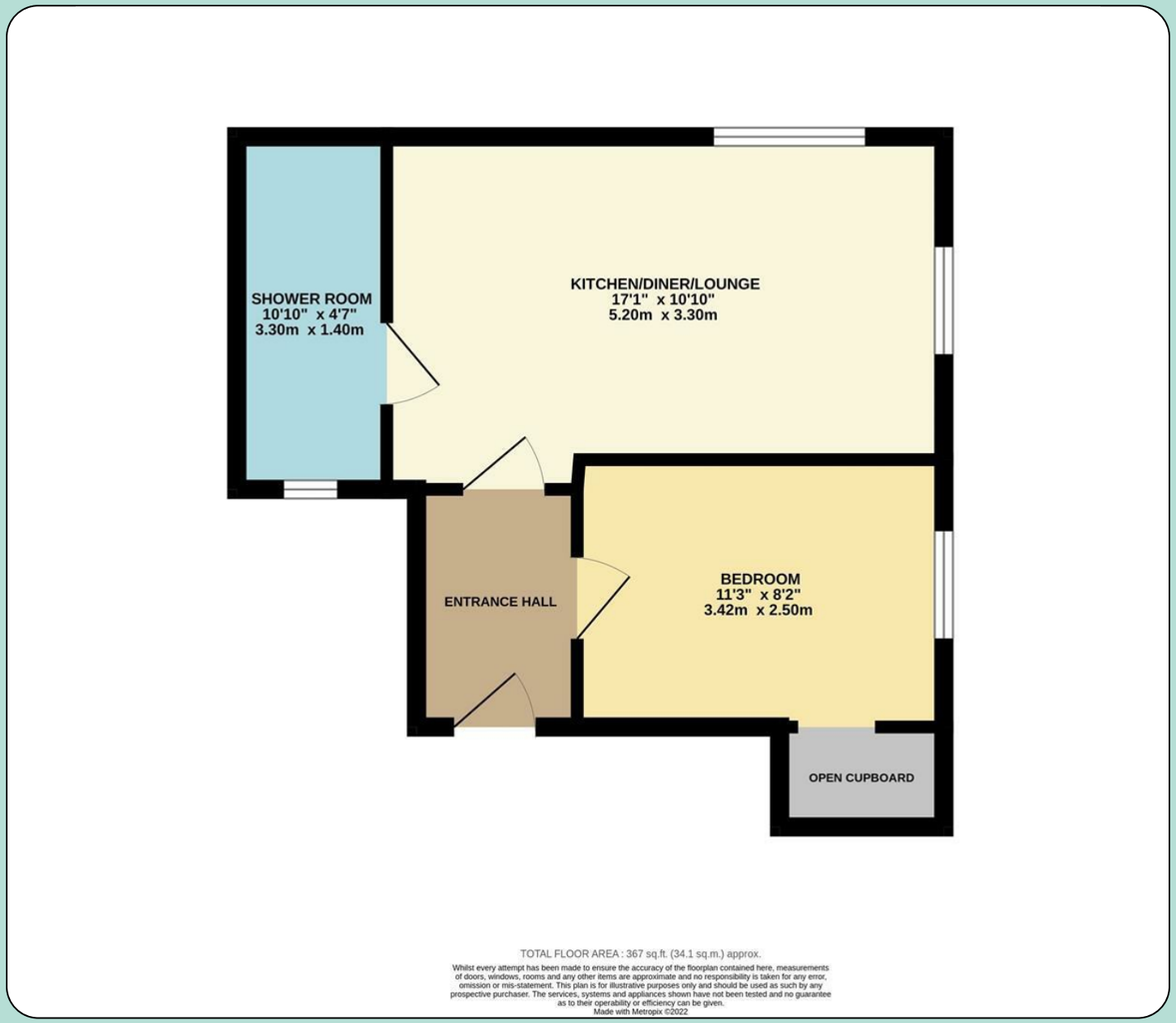
Tenure:
Council Tax Band:
EPC Rating:
Local Authority: East Suffolk Council





Regent House, Regent Road

Lowestoft, NR32 1PA

- Beautifully presented throughout
- Brand new flat
- 1 Bedroom
- Open plan living space
- Close to local amenities
- Separate entrance hall
- Ideal for public transport links

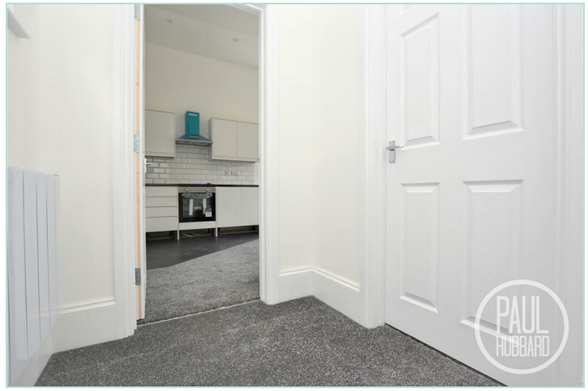
e - info@paulhubbardonline.com t - 01502 531218

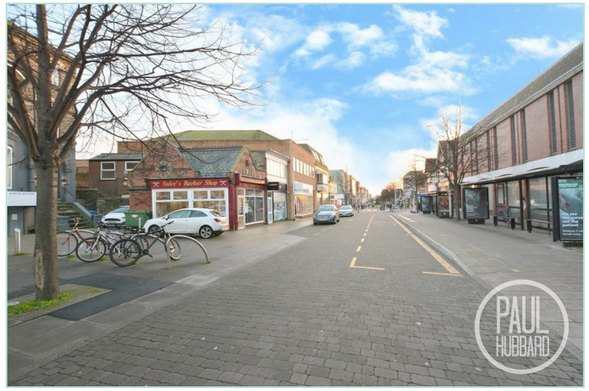
PAUL HUBBARD

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 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





Location

This flat is situated in the heart of Lowestoft town centre, close to local amenities. Lowestoft is 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.

Entrance Hall

Entrance door to the front aspect, UPVC double glazed window to the side aspect, carpet flooring throughout, electric radiator, doors opening to the main living area and bedroom.

Bedroom 1

11'1" x 8'2"
UPVC Double glazed sash window to the size aspect, carpet flooring throughout, electric radiator and step leading up to extra storage space.

Kitchen/Lounge/Diner

17'0" x 11'9" max
An open plan living space comprising of UPVC double glazed sash windows to the rear and side aspects, vinyl flooring leading up to carpet. Part tile walls, units above and below, extractor fan, 4 ring ceramic hob, integrated oven, stainless steel sink with drainer, freestanding fridge/freezer, space for a washing machine. Door opening to the shower room.

Shower room

10'9" x 4'7"
UPVC Double glazed window to the front aspect, tile flooring throughout, heated towel rail, toilet, pedestal wash basin, electric shower enclosed within a good size glass cubicle.

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.**