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Dell Court, Dell Road
Lowestoft, NR33 9NT
£130,000

Tucked away in this quiet OULTON BROAD cul-de-sac, this SPACIOUS 2 bedroom apartment could be an ideal INVESTMENT or FIRST HOME. Situated a short distance from a range of amenities including schools, medical facilities & shops. Offered in IMMACULATE condition & available to view NOW. Accommodation comprises a communal entrance, hallway, good size lounge, MODERN fitted KITCHEN / BREAKFAST room, bathroom & 2 DOUBLE bedrooms. WELL-MAINTAINED communal gardens & allocated parking. uPVC double glazing & GCH throughout.

* CALL TO VIEW *

COMMUNAL HALLWAY

Stairs to the second floor and a corridor to the...

ENTRANCE HALLWAY

With access to all areas the entrance hallway has fitted carpet, radiator, power points and airing cupboard housing the hot water cylinder.

LOUNGE

19' 2" x 10' 1" (5.86m into bay x 3.08m)

Fitted carpet, uPVC double glazed window, radiator, TV and power points.

KITCHEN / DINER

12' 7" x 9' 3" (3.85m x 2.82m)

Modern fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, electric hob with extractor over, double oven and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points and the gas central heating boiler in situ.

BEDROOM 1

13' 1" x 9' 4" (4.01m x 2.87m)

Double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

12' 6" x 9' 5" (3.83m x 2.89m)

Another double has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with mains shower over. Vinyl flooring, opaque uPVC double glazed window, radiator and power points.

ADDITIONAL INFORMATION

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE CERTIFICATE RATING - D
LEASEHOLD PROPERTY with 142 years remaining on the lease

GROUND RENT - £10 per annum

SERVICE CHARGE - £1,200 per annum for 2021



DELL COURT, DELL ROAD, LOWESTOFT, NR33 9NT
TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.