



01502 576840
www.angeandco.co.uk

Fen Court
Lowestoft, NR33 9PX
£125,000

This 2 bedroom FIRST FLOOR flat is WELL PROPORTIONED throughout & offered to the market with NO ONWARD CHAIN. Conveniently located just off of the A12 in South Lowestoft, with easy access to many local amenities & attractions, including some of the East Coast's FINEST BEACHES. Offering low maintenance SELF-CONTAINED living, the property is ready for you to PUT YOUR OWN STAMP ON & is available to VIEW NOW.

Accommodation comprises; communal entrance hall, inner hall, SPACIOUS lounge, kitchen / diner, 2 bedrooms & shower room with uPVC DG throughout, gas room heaters & allocated parking. CALL NOW.

COMMUNAL ENTRANCE

Stairs to first floor...

ENTRANCE HALLWAY

Providing the perfect place for your outdoor wears... Fitted carpet, telephone point, cupboard offering your storage solution and loft access in situ.

LOUNGE

14' 7" x 11' 8" (4.45m x 3.56m)

Spacious lounge has fitted carpet, uPVC double glazed window, gas heater, TV and power points; gas fire in situ.

KITCHEN / BREAKFAST ROOM

14' 6" x 8' 0" (4.43m x 2.45m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed windows, power points and the hot water boiler in situ.

BEDROOM 1

12' 8" x 9' 8" (3.87m x 2.95m)

Good size double bedroom has fitted carpet, uPVC double glazed window, gas heater, TV and power points.

BEDROOM 2

12' 8" x 6' 2" (3.87m x 1.90m)

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

SHOWER ROOM

White suite comprises low level WC, pedestal basin and shower cubicle with electric shower. Fitted carpet and extractor.

ADDITIONAL INFORMATION

The property benefits from an allocated parking space.

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE CERTIFICATE RATING - C
LEASEHOLD TENURE - 966 years remaining on the lease

GROUND RENT & SERVICE CHARGE - £35.00 pcm



FEN COURT, LONG ROAD, LOWESTOFT, NR33 9PX
TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.3 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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Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

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.