



**Wellington Esplanade, Lowestoft NR33 0QQ**

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## **Wellington Esplanade, Lowestoft**

William H Brown Lowestoft are thrilled to present this exciting investment opportunity to own the Freehold of these Five flats on Wellington Esplanade, already sold with tenants in situ! The property is located just a stone's throw from Lowestoft's award-winning beaches.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Accommodation**

#### **Externally**

Communal area leading to all flats access with front and rear communal garden. Communal parking to

the Rear aspect.

#### **Flat 1**

EPC D - Council Tax Band: A

##### **Entrance Hall**

Large Built in Storage Cupboard, Laminate wood effect flooring.

##### **Lounge/ Living Area**

10' x 13' 10" ( 3.05m x 4.22m )

Double glazed Bay window to Front aspect, Built in storage, Electric radiator, Carpet flooring.

##### **Kitchen**

14' 2" x 7' 8" ( 4.32m x 2.34m )

Double glazed window to Rear, Partially tiled walls, Fitted Kitchen units and Work surfaces, Sink and drainer unit, Space for Cooker and Fridge Freezer, Plumbing for washing machine, Electric radiator, Laminate wood effect flooring.

##### **Bathroom**

Partially tiled walls, WC, Wash hand basin, Extractor fan, Walk in Shower, Laminate wood effect flooring.

#### **Flat 2**

EPC C - Council Tax Band: A

##### **Entrance Hall**

Access to Kitchen, Storage space, Carpet flooring.

##### **Lounge/ Living Room**

16' 5" x 13' 10" ( 5.00m x 4.22m )

Double glazed Bay window to Front aspect, Sea views, Built in storage, Power points, Carpet flooring.

##### **Kitchen**

10' 3" x 8' 11" ( 3.12m x 2.72m )

Double glazed window to Rear aspect, Partially tiled walls, Fitted units and work surfaces, Sink and drainer unit, Space for Cooker and 50/50 Fridge Freezer unit, Lino tile effect flooring.

##### **Bathroom**

Partially tiled walls, WC, Wash hand basin, Shower cubicle, Extractor fan, Lino flooring.





### **Flat 3**

EPC Rating: C - Council Tax Band: C

#### **Entrance Hall**

Access to Lounge, Kitchen, Bedroom 1 and Bathroom, Carpet flooring.

#### **Lounge**

16' 4" Plus Bay x 12' 1" ( 4.98m Plus Bay x 3.68m )

Bay window to Front aspect with Sea views, Electric radiator, Power points, Carpet flooring.

#### **Kitchen**

14' 3" x 9' 3" ( 4.34m x 2.82m )

Double glazed window to Rear aspect, Fitted Kitchen Units and work surfaces, Sink and drainer unit, Built in storage, Space for Cooker, Plumbing for washing machine, Space for 50/50 Fridge freezer unit, Lino flooring.

#### **Bedroom 1**

13' 1" x 7' 5" ( 3.99m x 2.26m )

Double glazed window to Front aspect, Electric radiator, Power points, Carpet flooring.

#### **Bathroom**

Partially tiled walls, WC, Wash hand basin, Shower cubicle, Extractor fan, Wood effect laminate flooring.



### **Flat 4**

EPC Rating: C - Council Tax Band - A

#### **Entrance Hall**

Access to all Rooms; Lounge, Kitchen, Bedroom and Bathroom, Carpet flooring.

#### **Lounge**

16' 4" x 12' 7" ( 4.98m x 3.84m )

Double glazed window to Front aspect with Sea views, Built in storage, Electric Radiator, Power points, Carpet flooring.

#### **Kitchen**

14' 4" x 9' 4" ( 4.37m x 2.84m )

Double glazed window to Rear aspect, Partially tiled walls, Sink and drainer unit, Fitted Kitchen units and work surfaces, Space for cooker, Electric Radiator, Plumbing for washing machine, 50/50 Fridge freezer unit, Lino flooring.

#### **Bedroom 1**

12' 4" x 6' 11" ( 3.76m x 2.11m )

Double glazed window to Front aspect, Built in Wardrobe, Electric radiator, Power points, Carpet flooring.

#### **Bathroom**

Partially tiled walls, WC, Wash hand basin, Vanity unit, Shower cubicle, Lino flooring.

### **Flat 5**

EPC Rating: E - Council Tax Band: A

#### **Entrance Hall**

Access to all rooms; Kitchen, Lounge, Kitchen, Bedroom and Bathroom, Carpeted stairs and landing flooring.

#### **Lounge**

16' 2" x 12' 7" ( 4.93m x 3.84m )

Double glazed window to Front aspect, Two electric radiators, Power points, Carpet flooring.

#### **Kitchen**

14' 3" x 9' ( 4.34m x 2.74m )

Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for cooker, Space for 50/50 Fridge freezer space, Electric Radiator, Wood effect flooring.

#### **Bedroom 1**

12' 2" x 6' 9" ( 3.71m x 2.06m )

Double glazed window to Front aspect, Storage Cupboard/ Wardrobe, Power points, Carpet flooring.



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## Wellington Esplanade, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\* Fantastic Investment Opportunity \*\*
- Freehold Owner of 5 Flats - Already Tenants In Situ
- Popular Sea Side Location
- Communal Parking to the Rear
- All Council Tax Band A

Tenure: Freehold EPC Rating: E

guide price

**£450,000**



**Basement**



**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

  
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Property Ref:  
LOW108556 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.