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HARDIMANS

Adrian Court

£97,000

Lowestoft, NR32 1PN



- UPVC DOUBLE GLAZING
- GAS RADIATOR CENTRAL HEATING
- DOOR ENTRY PHONE
- LIMED OAK FITTED KITCHEN INC. HOB, OVEN AND WASHING MACHINE
- SPACIOUS LOUNGE/DINER
- ALLOCATED CAR PARKING
- WALKING DISTANCE OF TOWN CENTRE

134 London Road North , Lowestoft , Suffolk, NR32 1HB



GENERAL REMARKS

A particularly well maintained modern purpose built first floor apartment ideally located with all amenities close at hand including a nearby doctors surgery and being within a few minutes walk of the town centre, where all shopping facilities are situated.

Entrance door to

ENTRANCE HALL 10' 8" x 3' 8" (3.26m x 1.13m)

radiator, telephone point, door intercom phone, built-in linen cupboard with slatted shelving and radiator, built-in store cupboard, electric fuse box and hanging space.

LOUNGE/DINER 17' 6" x 9' 11" (5.34m x 3.02m)

square bay window, upvc double glazing, 2 double radiators, tv point, large arched opening to kitchen.

KITCHEN 10' 11" x 6' 9" (3.32m x 2.05m)

fitted in a range limed oak effect fronted units, single drainer sink, hot and cold mixer tap, integrated washing machine with front decor panel, 4 burner gas hob, double oven/grill, concealed extractor in ornamental canopy, space for upright fridge freezer, Vokera gas combination boiler heating domestic hot water and radiator heating system, extractor fan, upvc double glazed window, ceramic tiled floor.

BEDROOM 1 10' 6" x 13' 3" (3.21m x 4.05m)

2 windows with upvc double glazing, range of fitted bedroom furniture in a maple wood effect finish comprising 2 double and single wardrobe cupboards, bed recess, 2 side drawer units, further extensive drawer and vanity units, radiator, tv point, telephone point.

BEDROOM 2 10' 5" x 9' 11" (3.18m x 3.02m)

plus door recess, upvc double glazed window, radiator.

MODERN RE-FITTED BATHROOM 7' 1" x 6' 9" (2.16m x 2.07m)

cased bath, hot and cold shower mixer, low level wc with concealed cistern, washbasin, hot and cold, white gloss cabinets, fully tiled walls and floor, radiator, extractor fan, mirrored medicine cabinet, upvc opaque glazed window.

OUTSIDE

The property has an allocated car parking space and access to attractive communal gardens.

MAINTENANCE

£500 per annum includes buildings insurance, garden maintenance, window cleaning, car parks and maintenance of communal areas.

TERMS OF LEASE

The property has the balance of a 999 year lease.

NOTE:

The property has a restriction preventing buy to let investors.

Viewing by arrangement with Hardimans Ref:
HL00023925

Tenure:Leasehold

Council Tax Band:A





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