

Aldreds
Estate Agents

2 Eastern Cottage North Parade

Lowestoft, NR32 4PB

Asking Price £72,500

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Aldreds are delighted to present this spacious first-floor apartment, ideally situated in the highly sought-after North Lowestoft area, just a short walk from the beach and the beautiful Sparrows Nest Park. Offering well-proportioned accommodation throughout, the property comprises a communal entrance hall leading to a private entrance hall, a generous open-plan lounge/dining room, a fitted kitchen, a spacious double bedroom, an inner hallway, and a well-appointed bathroom. Externally, residents benefit from communal off-road parking, attractive lawned communal gardens, and allocated clothes drying areas. Further features include gas-fired central heating via a recently installed combination boiler and large rear-aspect sash windows that provide an abundance of natural light. Properties in this desirable coastal location at such an attractive asking price rarely become available. Whether you're looking to downsize, purchase your first home, invest, or secure a seaside holiday retreat, this apartment represents an excellent opportunity. Early viewing is highly recommended.

Shared Entrance Hall
Beautiful galleried staircases.

Private Entrance Hall
Laminate flooring, radiator, entrance door.

Lounge/Diner
16'2" x 11'5" (4.95 x 3.5)
Laminate flooring, original sash window, radiator, power points, T.V point, fireplace with electric fire, high coved ceilings.

Bedroom
8'2" x 11'7" (2.5 x 3.55)
Laminate flooring, high ceilings, power points, radiator, original sash window.

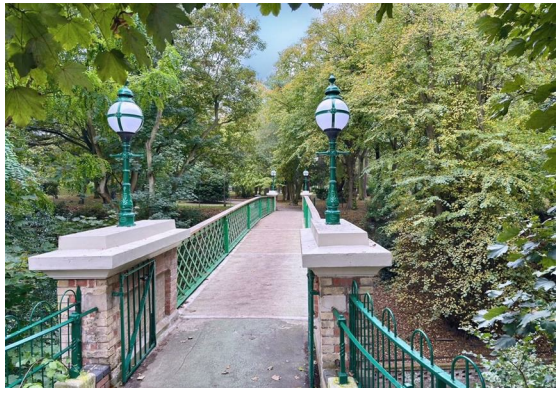














Kitchen

7'2" x 6'11" (2.2 x 2.12)

Ceramic tiled flooring, range of solid timber fitted kitchen units, butler style ceramic sink, extended work surfaces, built in gas oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, tiled splash backs, power points.

Inner Hallway

Laminate flooring, radiator, full length walk in storage cupboard which houses the modern energy efficient combination gas boiler.

Bathroom

7'0" x 7'4" (2.14 x 2.26)

Vinyl flooring, modern white bathroom suite comprising of a panel bath with shower mixer tap, low level W.C, pedestal sink, fully tiled walls, inset spot lighting, raditor.

Outside To The Front

There is a communal car parking for residents.

Outside To The Rear

There is a range of communal gardens with designated drying areas.

Outgoings

Maintenance Charge is £1721.00 per year
Ground Rent is £263.00 per year.

Tenure

Leasehold
The lease is 999 years from 2014

Services

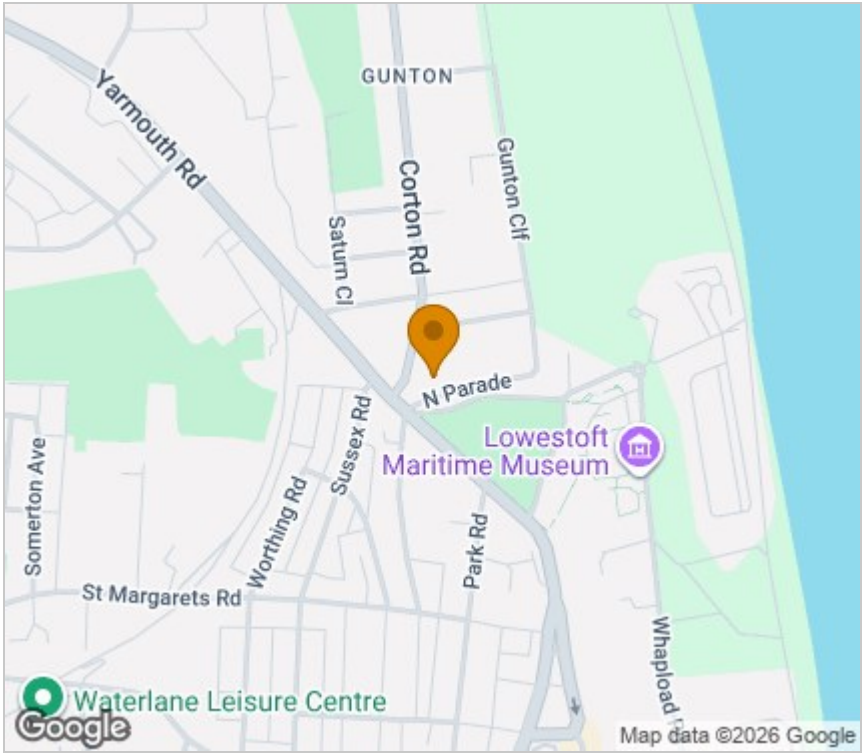
Council Tax Band - A
Mains Gas Electric Water And Drains

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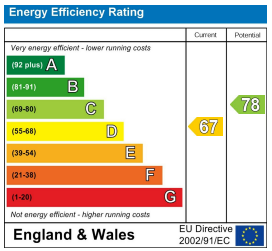
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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