



42 High Street
Lowestoft
NR32 1HZ

Phone: 01502 502061

Email: properties@shawsoflowestoft.co.uk

www.shawsoflowestoft.co.uk



PROPERTY DESCRIPTION:

A spacious and furnished 1 bedroom ground floor flat with balcony overlooking Oulton Broad. The property is in good decorative order and comprises: Entrance hall, lounge, kitchen, bedroom, bathroom, gas heating to radiators, double glazing, parking & balcony with views over Oulton Broad

**Maltsters Way
Oulton Broad
Lowestoft NR32 3PQ**

**Monthly Rental Of £595
PCM + Fees**



ACCOMMODATION

Communal Front Door With Entry Phone To:

Communal Entrance Hall:

Own Front Door:

Inner Hall:

Wood effect flooring, radiator, dado rail, airing cupboard

Lounge: 16' 3" x 13' 7" (4.96m x 4.14m)

Wood effect flooring, television point, radiator, wall light point, sliding patio door to balcony and view over Oulton Broad, cove ceiling

Modern Kitchen: 9' 6" x 5' 7" (2.90m x 1.69m)

Modern kitchen comprising: sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, 4 ring electric hob, oven/grill below, filter above, integral fridge, washing machine boiler for gas heating to radiators, part tiled walls, double glazed window to front, radiator, cove ceiling

Bedroom 1: 14' 4" x 8' 4" (4.38m x 2.54m)

Double aspect with double glazed windows, wood effect flooring, range of built in wardrobes and storage cupboards, radiator, dado rail, cove ceiling

Modern Bathroom:

Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, part tiled walls, heated towel rail, double glazed window, cove ceiling

Outside:

Front:

Parking space

Rear:

Balcony with view over Oulton Broad



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	70	77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	70	75		70	77
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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