



Please call Lowestoft Office on
Tel: 01502 502061
To arrange a viewing

Property Features

- ❖ Spacious 1 bed Flat
- ❖ Opposite Lowestoft's Beach
- ❖ Very Good Decorative Order
- ❖ Lounge/Kitchen/Diner
- ❖ Modern Kitchen & Bathroom
- ❖ Utility Area



PROPERTY DESCRIPTION

A 1 bedroom flat situated opposite Lowestoft's award winning beach. The flat is in very good decorative order and comprises: lounge/kitchen/diner, modern kitchen and bathroom, gas heating to radiators and a utility area

Marine Parade
Lowestoft NR33 0QN

Monthly Rental Of
£375
+ Fees





All room sizes are approximate:

ACCOMMODATION

All Room Sizes Are Approximate:

Front Door To:

Lounge/Kitchen/Diner 17' 11" x 16' 1" (5.46m x 4.91m)

Radiators, dado rail, wall light point, window to front, telephone point, coving. Modern kitchen comprising: sink and drainer with mixer tap, cupboard below, further base units, work tops, electric cooker point, room for electric appliance, part tiled walls,

Inner Hall:

Storage cupboard and shelves, radiator, dado rail, boiler for gas heating to radiators, stable door to rear access

Bedroom: 15' 2" x 7' 3" (4.62m x 2.20m)

Double glazed window to rear, radiator, double built in wardrobe, coved ceiling

Bathroom:

Modern suite comprising: panel enclosed bath with shower, pedestal wash hand basin, low level W.C., radiator, extractor, part tiled walls, coved ceiling

Utility Area:

Storage cupboard, work top, space and plumbing for washing machine, room for electrical appliance, part tiled walls, coved ceiling



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

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	