



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A WELL PRESENTED 1 BEDROOM, SECOND FLOOR FLAT WITH SEA VIEWS SITUATED TO THE SOUTH OF LOWESTOFT - The property is in good decorative order and comprises: Entrance hall, cloakroom, lounge/dining room, modern, kitchen. bedroom, bathroom, gas heating to radiators and sea view

Marine Parade
Lowestoft NR33 0QN

Monthly Rental Of £500

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



Council Tax Band: A

EPC: C

ACCOMMODATION

Communal Front Door & Stairs To:

Own Front Door:

Entrance Hall:

Split level, double glazed window, radiator, storage shelves

Cloakroom:

Low level W.C, pedestal wash hand basin, boiler for gas heating to radiators, double glazed window to rear

Lounge/Dining Room: 14' 1" x 10' 3" (4.28m x 3.12m)

Double glazed sash window to front with sea view, television point, telephone point, shelved recessed, radiator

Modern Kitchen: 14' 6" x ' ' (4.42m x m)

Recently fitted kitchen comprising: Sink and drainer with cupboard below, further eye and base units, work tops, 4 ring ceramic hob with oven below, space and plumbing for washing machine, room for electrical appliance, part tiled walls, radiator, double glazed window to front with sea view

Bedroom 1: 13' 0" x 11' 3" (3.97m x 3.44m)

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

Bathroom:

Panel enclosed bath with shower, part tiled walls, radiator, window to rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(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		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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