



Estate Agents
Sales & Lettings
Tel: 01502 502061



PROPERTY DESCRIPTION:

A well presented 2 bedroom property situated in an elevated location giving sea views. The property benefits from "Wiser" smart heating system to radiators, smart lighting, double glazed windows, communal garden and parking. The property is being sold chain free

The Anchorage Whapload Road
Lowestoft NR32 1XL

£115,000

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.



ACCOMMODATION

Front Door To:

Entrance Hall:

Radiator with smart heating thermostatic valve, textured ceiling

Lounge/Dining Room: 14' 7" x 11' 10" (4.45m x 3.60m)

Double glazed window to front with sea view, radiator with smart thermostatic heating valve, cabling to TV for free view, broadband point, textured ceiling

Modern Kitchen: 10' 2" x 8' 11" (3.10m x 2.73m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base unites, work tops, 4 ring electric hob, filter above and oven below, integral washing machine, fridge/freezer, radiator, "Viessmann" boiler installed 2023 and "Wiser" smart heating system to radiators and domestic hot water, part tiled walls. tiled floor, double glazed window to rear

Stairs To First Floor Landing:

Double glazed window to rear, radiator with smart heating thermostatic valve, loft access to insulated and boarded loft, storage cupboard, textured ceiling

Bedroom 1: 13' 3" x 8' 11" (4.03m x 2.71m)

Double glazed window with sea view, radiator with smart heating thermostatic valve, large modern free standing wardrobe, cabling to TV for free view, textured ceiling

Bedroom 2: 13' 3" x 6' 5" (4.03m x 1.95m)

Double glazed window to rear, radiator with smart heating thermostatic valve, textured ceiling

Family Bathroom:

Modern white suite comprising: Panel enclosed bath with shower over, low level W.C, inset wash hand basin. with storage cupboards below, recess spot lights, radiator/heated towel rail smart heating thermostatic valve, tiled walls, double glazed window to front

Outside:

Communal Gardens with outside tap and satellite dish for free view. The leaving the garden furniture situated under the lounge window

Parking

There is parking in the communal car park to the rear

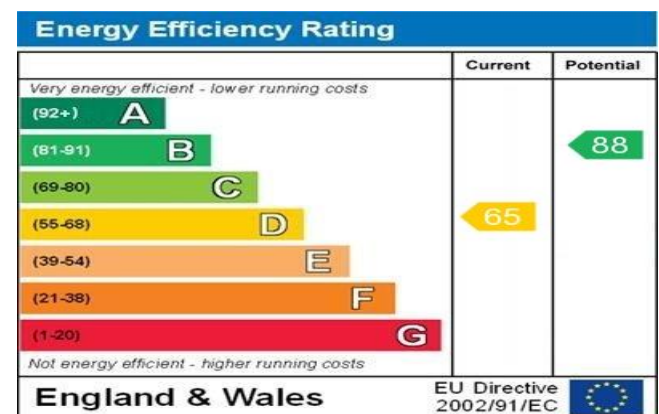
Tenure: Leasehold – As a leaseholder the 11 properties are shareholders of "Anchorage Estates Limited Company Registration Number: 03730154

Lease Details: 169 Year Lease from 1st January 1993
Years Remaining: 139 Years Remaining Approx
Service Charges: £80.00 P.C.M. This includes: Building Insurance, maintenance of grounds & car park, exterior maintenance and accountancy fees

Ground Rent: £0.00

Council Tax Band: B & EPC Rating: D

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