HARDIMANS

Flat 2, 10 Nightingale Road

Pakefield, Lowestoft, NR33 7AU

£210,000

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Flat 2, 10 Nightingale Road, Pakefield, Lowestoft, Suffolk, NR33 7AU

Situated just a stone's throw from the ever popular Pakefield beach, with its associated pubs, eateries and trendy coffee outlets. This charming and very spacious ground floor flat would be perfect for young families or active retirees searching for a place to relax and enjoy the sea air - with or without a canine friend!
Local amenities include the historic church, a vibrant retail park, schools and even a beachside sauna!
This property features a grand entrance hall, an enormous Edwardian living room, a modern fitted kitchen with quality appliances, a garden area and a recently constructed garage with its own dedicated power supply. Being sold with no onward chain.

ENTRANCE HALLWAY
uPVC double glaze door to front access and coved ceiling.

SITTING ROOM
uPVC double glaze windows and bay windows to front aspect, coal effect fireplace with mantle and surround, radiators and coved ceiling.

DINING ROOM
radiator and coved ceiling.

KITCHEN
uPVC double glaze door to rear access, uPVC double glaze windows to rear and side aspect, work top space, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, Integrated Bosch electric hob, Hotpoint microwave, Beko oven, fridge freezer, dishwasher, Worcester boiler to wall, spot light ceiling and radiator.

CONSERVATORY
uPVC door to rear, uPVC surround.

BATHROOM/WET ROOM
uPVC double glaze frosted windows to side aspect, low level WC, hand wash basin, walk in shower and radiator.

BEDROOM 1
uPVC double glaze window to rear aspect, radiator and coved ceiling.

BEDROOM 2
uPVC double glaze window to front aspect, radiator and coved ceiling.

OUTSIDE
To the front, brick weave garden with path to front door.

To the rear, enclosed garden, lawn with flower and shrubs.

GARAGE

TENURE
Leasehold (with share of freehold).
The lease has 999 years from 1989, 962 years remaining, end date 03/05/2987. We have been informed there is no service charge or ground rent payable.

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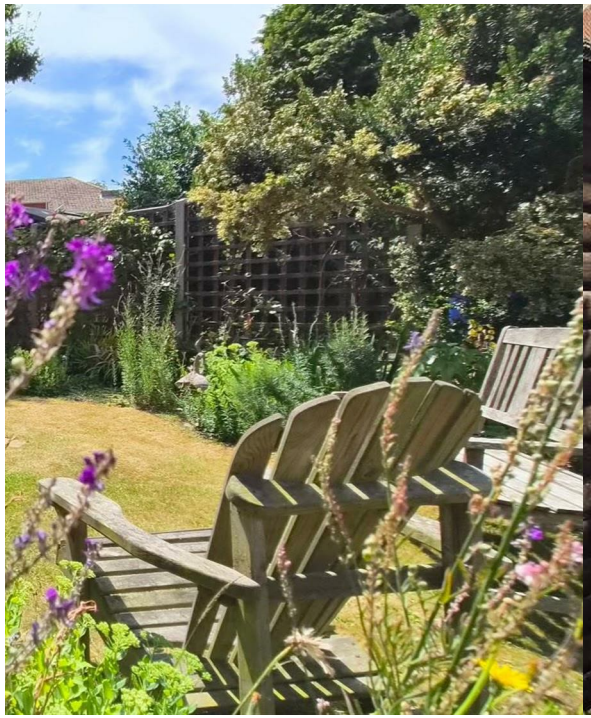

NOTE:
The four individual flat owners each own 25% of the freehold for the main building. The four owners also hold an equal share of the company known as Nightingale House Ltd, which is used to arrange maintenance when required for the main building. No works are currently required and the building is very well maintained.
The only charge payable on an annual basis is the insurance premium for the main building, which is reviewed each year by all four shareholders. This payment has already been paid for this year and the charge was circa £210 per flat.

COUNCIL TAX BAND
A

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: No connection if connected could achieve speeds of Ultrafast 2000mbps
* Mobile: if connected - EE, 02, VODAFONE, THREE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

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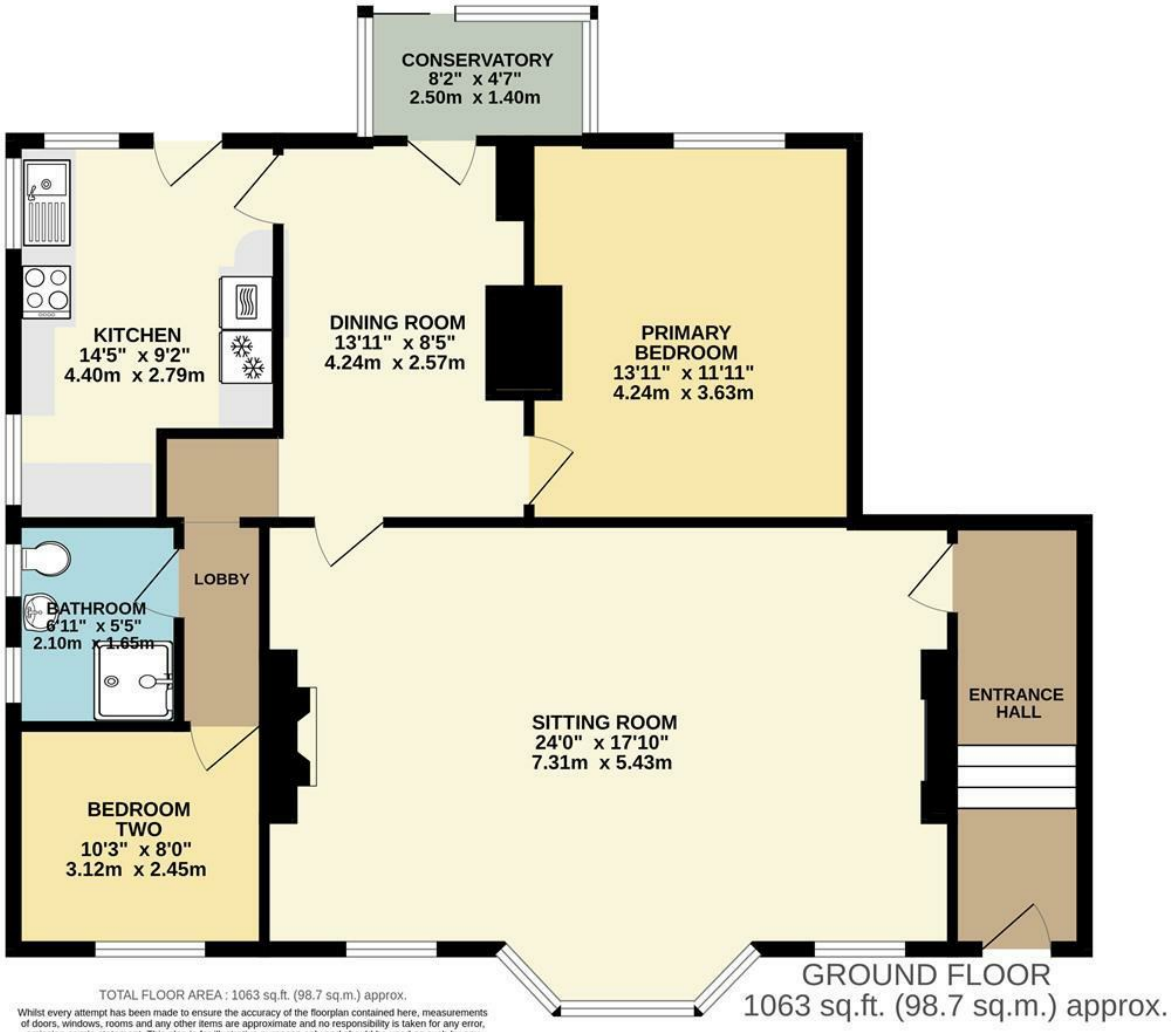
Floor Plan



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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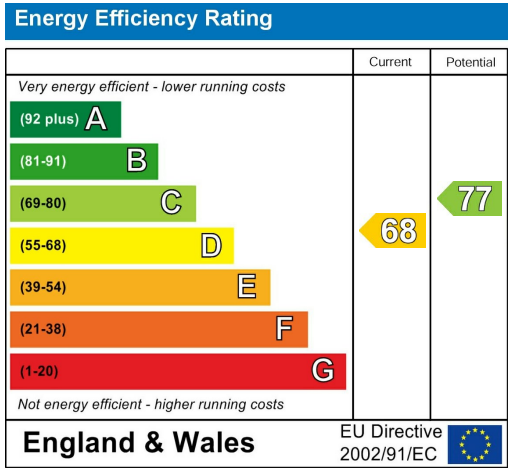
Area Map

Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk