

HARDIMANS



19 Kelly Pain Court St. Margarets Road
, Lowestoft, NR32 4TX

£125,000



**19 Kelly Pain Court St.
Margarets Road, Lowestoft,
Suffolk, NR32 4TX**

Located just off St. Margarets Road, this delightful two-bedroom first floor apartment is part of a small and desirable development that promises a tranquil living experience. The property is deceptively spacious, with rooms which are unusually large, offering ample space for both relaxation and entertaining.

As you step into your own private entrance hall, the stairs take you up to the main living accommodation, where you are greeted by a light and airy atmosphere, enhanced by large windows that invite natural light to flood the living spaces. The apartment also boasts lovely views over the development, and a nearby allotment, together with mature trees, allowing you to enjoy the serene surroundings from the comfort of your home. There is also a good size brick & tile garage and ample parking.

With its peaceful setting and generous living space, this apartment will make a beautiful home, so this is an opportunity not to be missed.

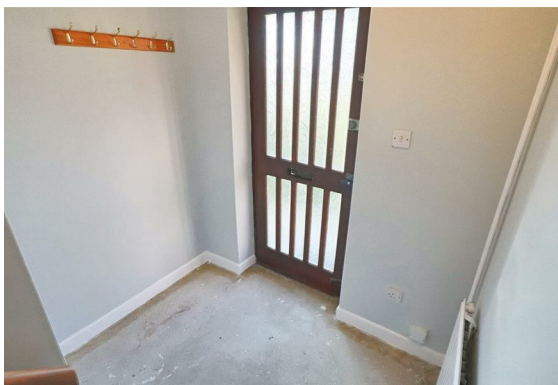
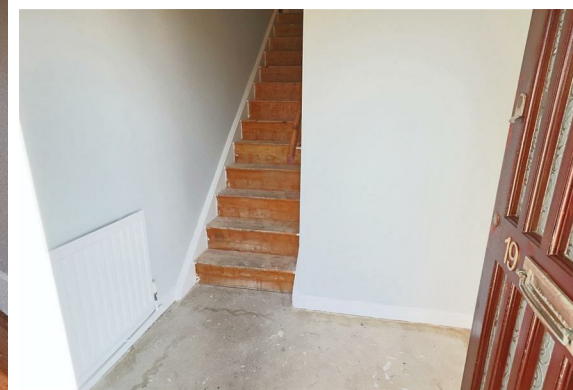
Glazed door to:-

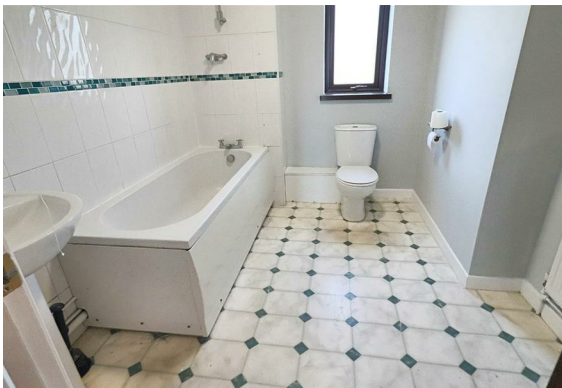
ENTRANCE HALL

with radiator, telephone point, stairs to first floor and landing, door to:-

HALLWAY

with radiator, access to roof void.





PARTICULARLY SPACIOUS LIVING ROOM

with triple aspect windows affording very pleasant views over the development and allotments.

KITCHEN/DINER

fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, gas and electric cooker points, filter hood, Vokera gas combination boiler, radiator.

MASTER BEDROOM

double glazed window, radiator, double built-in wardrobe cupboard.

BEDROOM 2

double glazed window, radiator, built-in wardrobe cupboard.



SPACIOUS BATHROOM

cased bath, low level wc, pedestal washbasin, radiator, double glazed window, extractor fan.

OUTSIDE

The property is situated on a small and attractive development with a central green area, car parking, pathways. Note: There are further attractive communal grounds to enjoy.

GARAGE

brick and tile construction with up and over door.



TENURE/LEASE

The property has the benefit of a long lease with 105 years remaining.

Lease start date; 8th December 2005

Lease ends; 9th December 2130

GROUND RENT

£100 p.a. There are no reviews

RESIDENTS ASSOCIATION

The property also has the benefit of being part of a residents association. There are 10 properties all having 1 share each. This is in addition to the lease. Therefore all outgoings and maintenance are decided at general meetings amongst the occupiers.

MAINTENANCE

The property is managed by Tarrants Property Services.

The yearly maintenance charge is approximately £800 p.a.

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Cable - 3MBS standard and 63 Super fast

* Mobile: EE, O2, THREE, VODAFONE 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.

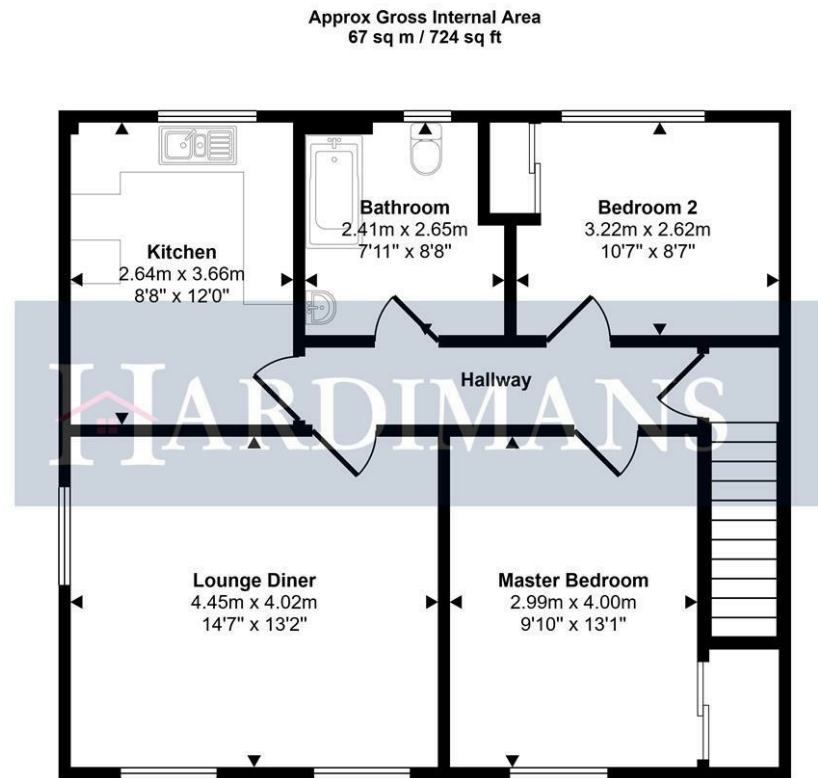
COUNCIL TAX BAND

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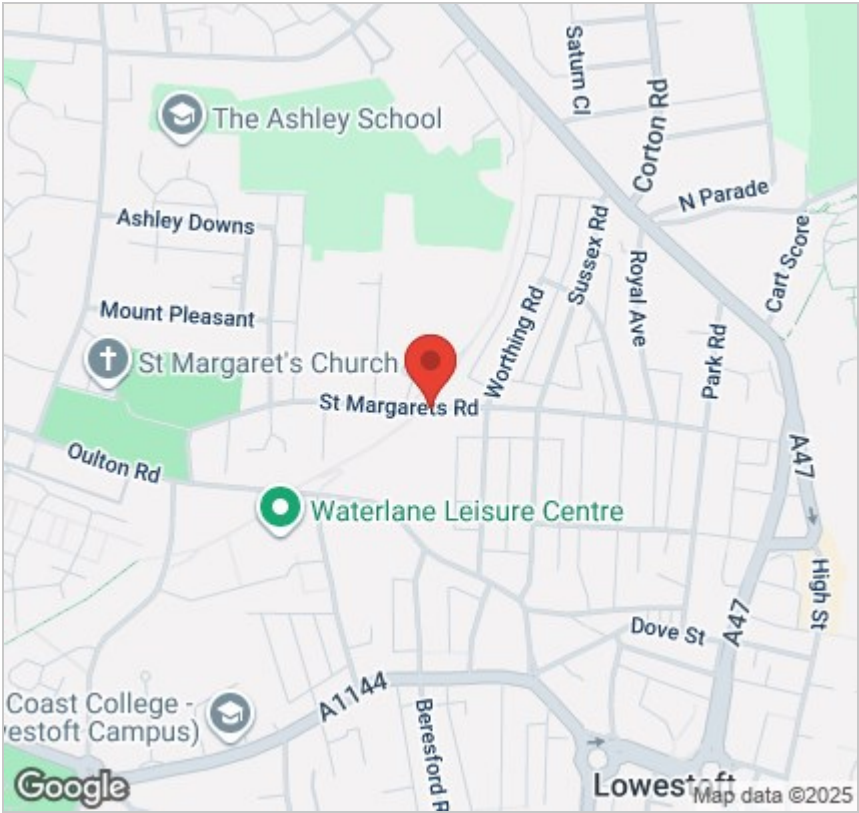
Floor Plan



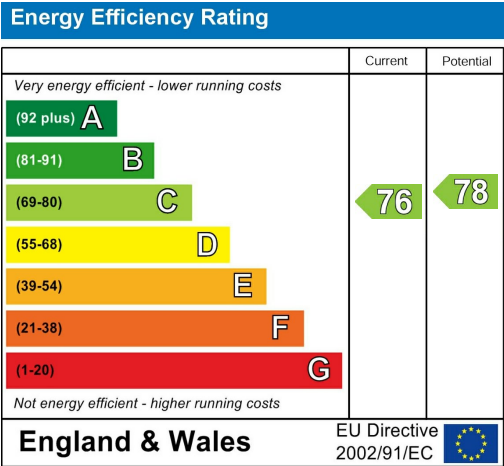
First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

PROTECTED

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