



HARDIMANS



16 North Parade
, Lowestoft, NR32 4PA
£190,000

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Ground Floor Flat, 16 North Parade, Lowestoft, NR32 4PA

Well presented ground floor Apartment enjoying SEA VIEWS and within walking distance of the beach, local parks, schools and amenities. The accommodation comprises of a stylish well equipped kitchen/breakfast room with central island, sitting/Dining room with walk in bay windows and feature fireplace, generous bedroom and a contemporary bathroom featuring a walk in shower. To the rear, the property offers a private fully enclosed garden backing onto a communal area. An excellent opportunity for coastal living in a highly convenient setting. Early viewing is highly recommended.

LOBBY

Door to front, and storage cupboard.

HALLWAY

Door to lobby and coved ceiling.

SITTING ROOM/DINING ROOM

UPVC double glaze double doors into rear garden, UPVC double glaze walk in bay windows to rear aspect, fireplace with wooden mantle, coved ceiling and radiators.

KITCHEN/BREAKFAST ROOM

UPVC double glaze door to rear access, UPVC double glaze windows to rear aspect, worktop space, cupboards and drawers under, cupboards above, kitchen island, built in oven, microwave, electric hob with extractor fan above, small dishwasher, sink with drainer, tile splash back, storage cupboards, spot light ceiling and radiator.





BATHROOM

Low level WC, hand wash basin, walk in shower cubicle with electric shower, radiator, storage cupboard and high frosted window into storage cupboard.

BEDROOM

UPVC double glaze walk in bay windows to front aspect, coved ceiling and radiators.

OUTSIDE

To the front, shingle and paving. To the rear, fully enclosed private garden, Artificial lawn with decking area and border and standings for shed.

TENURE

Leasehold - 999 year lease from 1st Feb 2007

For further information please contact the agent.

COUNCIL TAX BAND

A

MATERIAL INFO

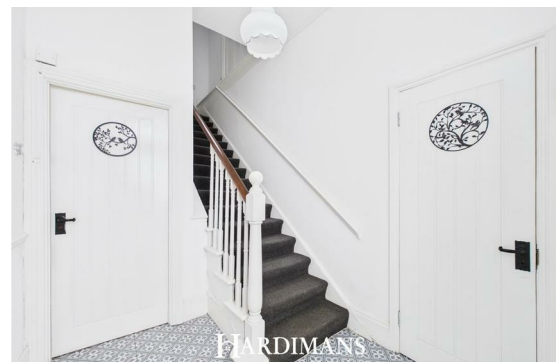
This property has:
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 1800mbps download and 1000mbps upload

* Mobile: 02, THREE, EE, 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.

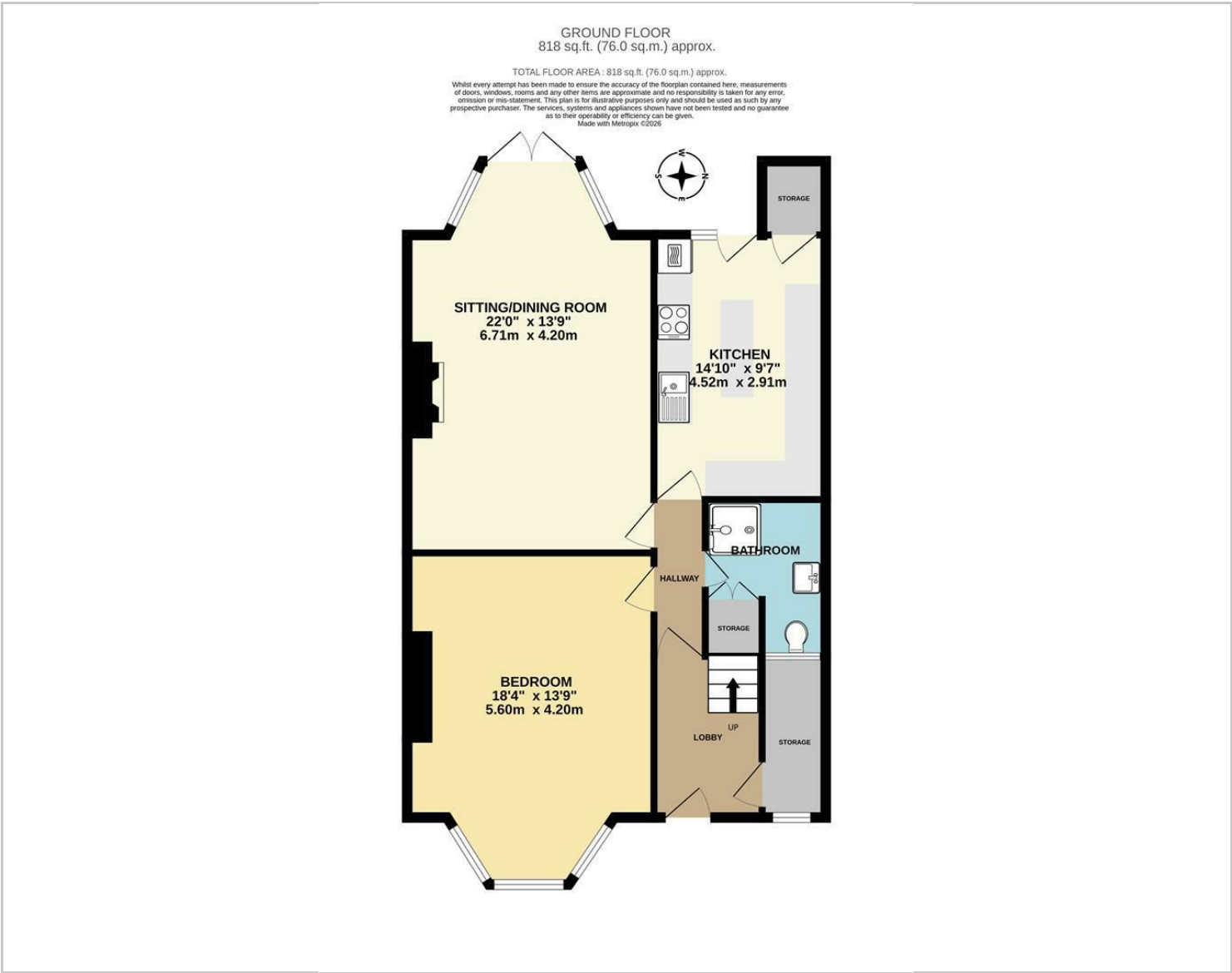




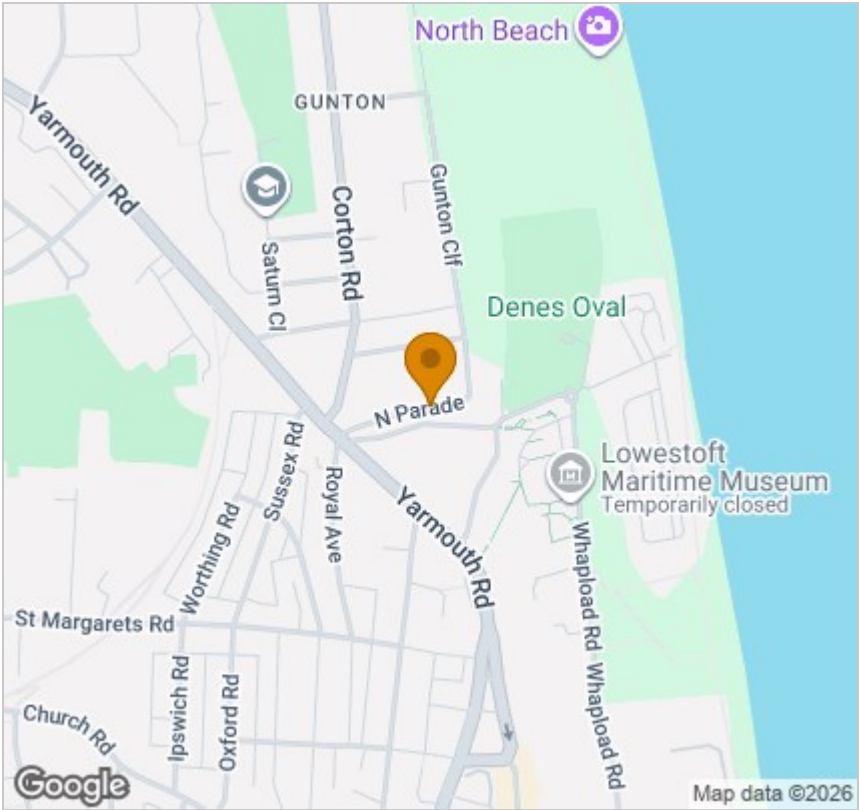


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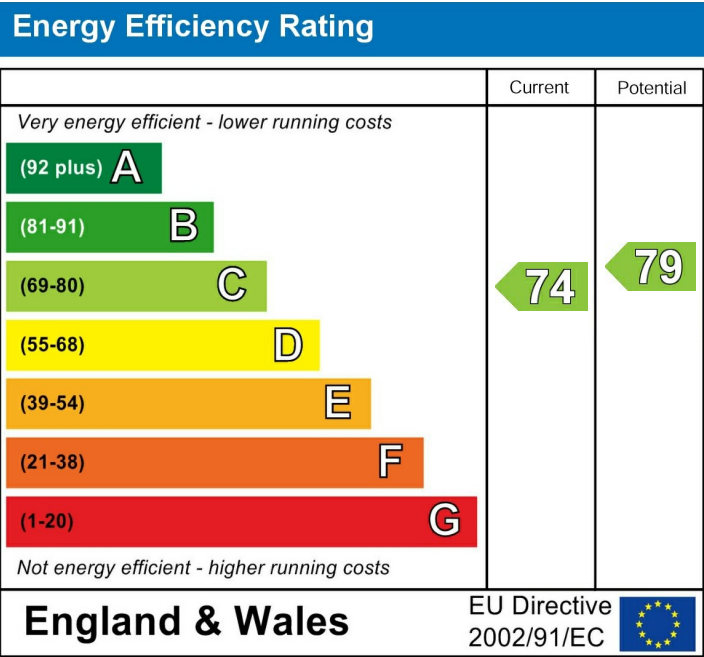
Floor Plan



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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