

Ground Floor Flat Ground Floor Flat, 18 Adrian Court

,Lowestoft,NR32 1PN

£135,000

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Ground Floor Flat, 18 Adrian Court Alexandra Road, Lowestoft, Suffolk, NR32 1PN

The property comprises an excellent purpose built ground floor 2 bedroom apartment forming part of a small attractive complex and being within a few 100 yards of the town centre, where all main shopping facilities are available. The property has rooms of good proportion and an internal inspection is highly recommended.

HALLWAY
Door to front entrance, two built in storage cupboards, intercom system, radiator and coved ceiling.

SITTING ROOM/DINING ROOM
uPVC bay window to front aspect, radiator and coved ceiling.

KITCHEN
uPVC window to front aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, built in gas hob with extractor fan above, built in eye level Hotpoint Oven, built in microwave, Ideal boiler to wall (serviced annually) and coved ceiling.

BEDROOM 1
uPVC windows to rear aspect, built in storage, wardrobes and drawers, radiator and coved ceiling.

BEDROOM 2
uPVC window to rear aspect, built in storage, radiator and coved ceiling.

BATHROOM
Shower cubicle. upvc window, built in sink unit and low level wc with cupboard storage, upright radiator.

























OUTSIDE

Communal garden area. Allocated parking space and guest parking available

LEASE DETAILS

Leasehold - 999 years lease from 29th September 1991.

MAINTENANCE CHARGES

We have been advised by the vendor that the maintenance costs are approximately £750 p.a which includes building insurance, ground rent, upkeep of the outside of the building, the gardens, windows cleaned, bins cleaned, gutters washed and cleaning of the inside of the stairs and hallways.

COUNCIL TAX BAND

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MATERIAL INFO

This property has:
Mains Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: ADSL - speeds 5gb
* Mobile: Very good signal
* 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.

NOTE

The property has a restriction preventing buy to let investors and can not be let.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per

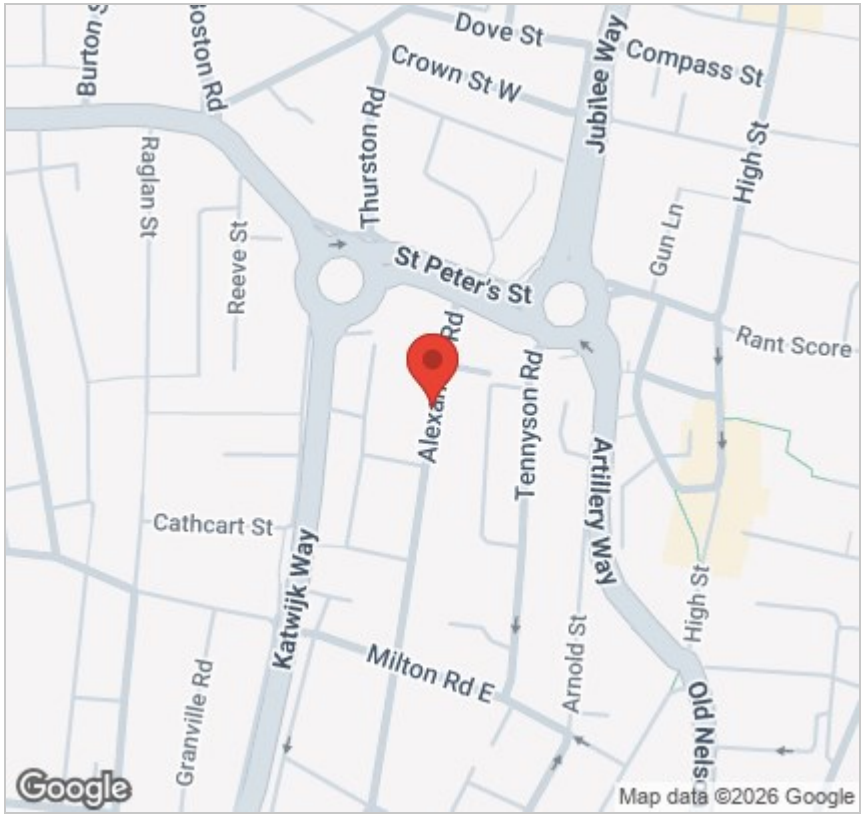


person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of

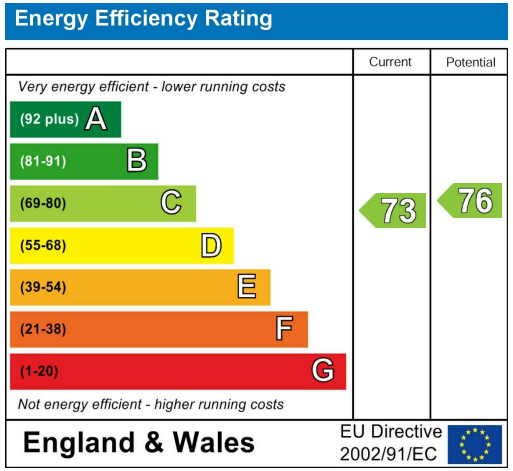
Floor Plan



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.