



Adrian Court Alexandra Road, Lowestoft NR32 1PN

welcome to

Adrian Court Alexandra Road, Lowestoft

Spacious and well-presented two-bedroom ground-floor flat set in a popular North Lowestoft location, offering bright living accommodation, modern kitchen, communal gardens, and parking - ideal for first-time buyers and small families!

Entrance Hall

Access to bedrooms one and two, bathroom, and lounge. Carpet flooring. 2x Integrated storage cupboards. Radiator. Power points.

Lounge

Double glazed window to front aspect. Access to kitchen. Carpet flooring. Radiator. Power points.

Kitchen

Double glazed window to front aspect. Laminate wood effect flooring. Overhead cupboards. Fitted units with work surface. Sink and drainer unit. Gas hob. Integrated microwave and electric oven. Plumbing for washing machine. Space for fridge freezer. Combi boiler. Extractor fan. Power points. Spotlights.

Bedroom One

Double glazed window to rear aspect. Carpet flooring. Fitted wardrobe along perimeter of room. Radiator. Power points.

Bedroom Two

Double glazed window to rear aspect. Carpet flooring. Radiator. Power points.

Bathroom

Double glazed window to side aspect. Tile/wet room effect flooring and walls. Wash hand basin. Wc. Walk-in shower. Vanity unit with integrated cupboards. Extractor fan.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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- Two generously sized bedrooms
- Bright and spacious lounge
- Modern fitted kitchen
- Contemporary shower room
- Double glazing throughout

Tenure: Leasehold EPC Rating: C

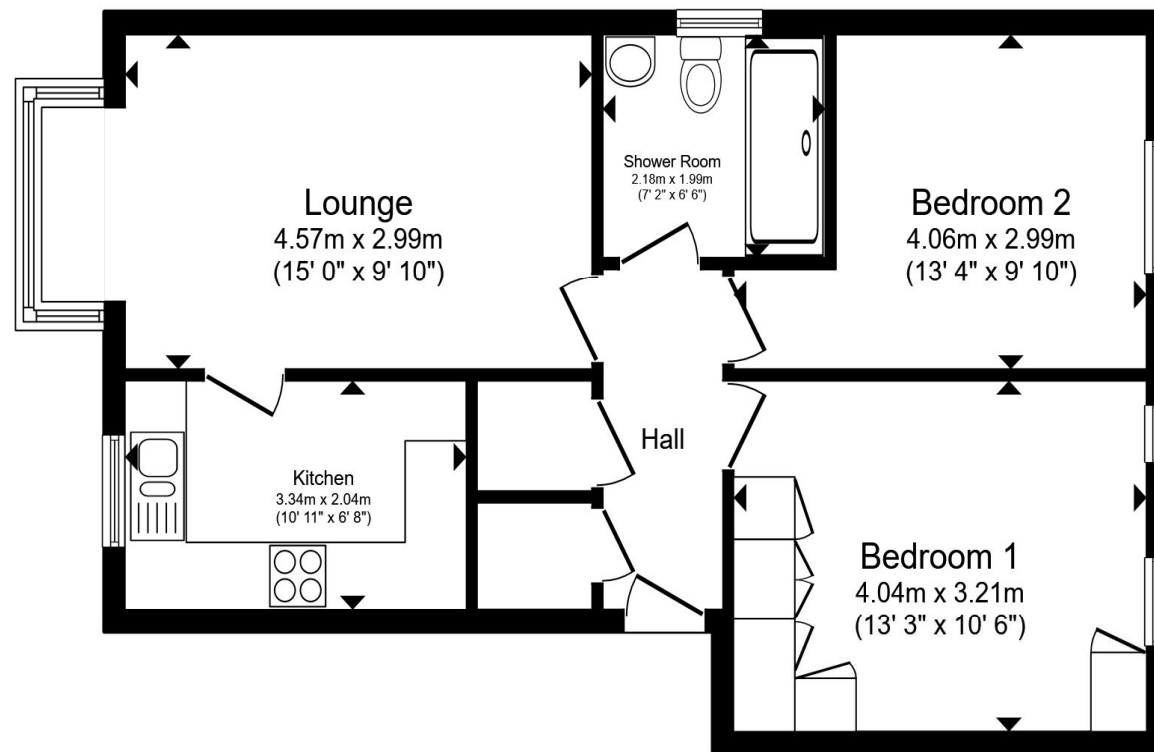
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 700.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Total floor area 57.1 m² (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LOW109780 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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