



34 Swonnells Court, Lowestoft

Offers in Region of £160,000

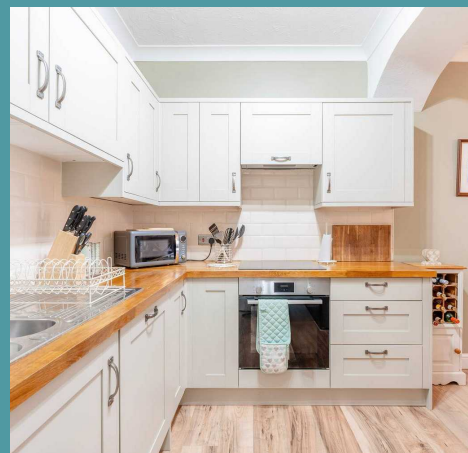
34 Swonnells Court

Oulton Broad

This property presents a rare opportunity to own a charming waterside retreat that combines modern comfort with serene surroundings. Ideal for first-time buyers, downsizers, or investors seeking a sought-after location, this property is sure to attract interest from those looking for a stylish and well-appointed home in a desirable location. Don't miss the chance to make this exceptional property your own and experience the best of waterside living in this idyllic setting.

LOCATION

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.



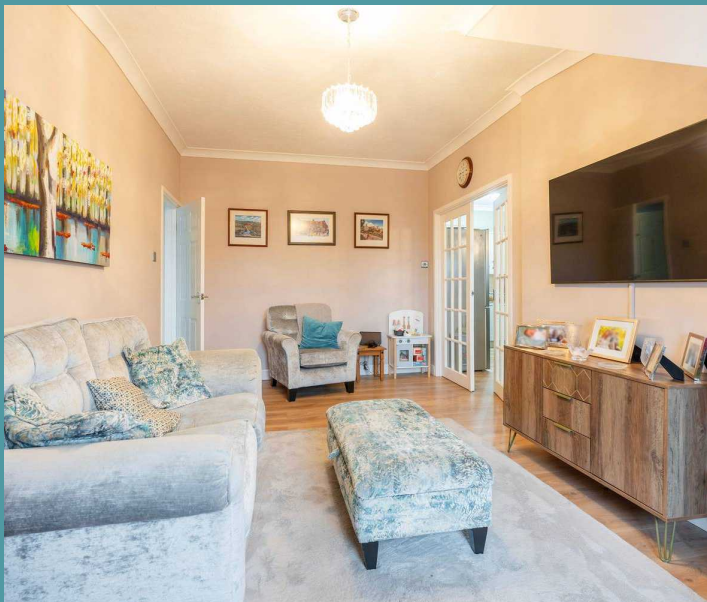
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Upon entering the flat, you are greeted by a newly installed kitchen, with a modern design and integrated appliances, including an oven and dishwasher. The kitchen serves as a focal point of the home, offering a functional space for cooking your favourite meals. The comfortable sitting room is perfect for showcasing your furniture, to relax and unwind during the evenings.

The accommodation comprises of a double bedroom, thoughtfully designed to offer relaxation and privacy. It offers ample space for furnishings and personalisation. Adjacent to the bedroom, a stylish bathroom awaits, featuring a three piece suite. One of the standout features of this property is the expansive loft space, providing a versatile area for storage solutions and further customisation to suit individual needs.

For added convenience, the property includes an allocated off-road parking space, ensuring hassle-free access and secure parking for residents and guests. Additionally, residents can enjoy the well-maintained communal grounds surrounding the property, providing a tranquil outdoor space for relaxation and leisure activities.





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The location of the property further enhances its desirability, with close proximity to all local amenities and transport links. Residents will benefit from easy access to a range of shops, restaurants, and leisure facilities, as well as convenient transport options including a nearby train station and bus stop. Whether commuting to work or exploring the surrounding area, residents will appreciate the convenience and accessibility that this location offers.

AGENTS NOTES

We understand that this property is leasehold, with 88 years left on the lease.

Ground rent - £100 p/a.

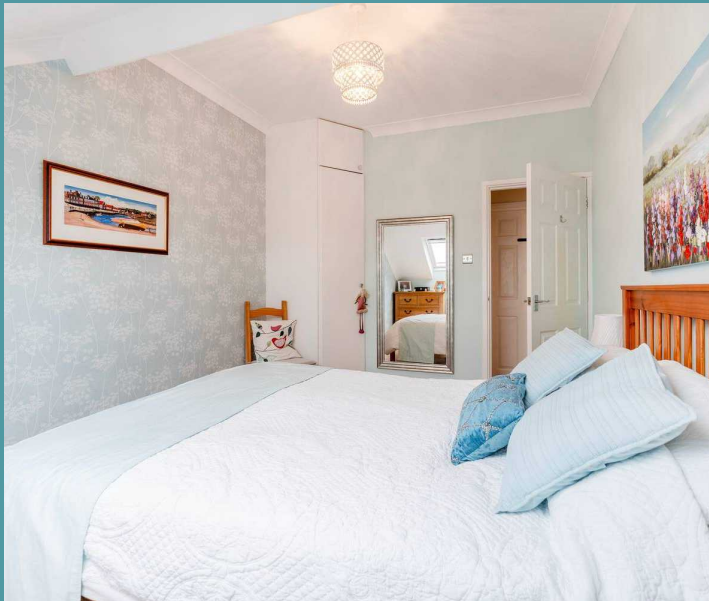
Maintenance fee - approx £1400 p/a.

Connected to mains water, electricity and drainage.

Heating system - Electric heaters.

Allocated off-road parking.

Council Tax Band: A

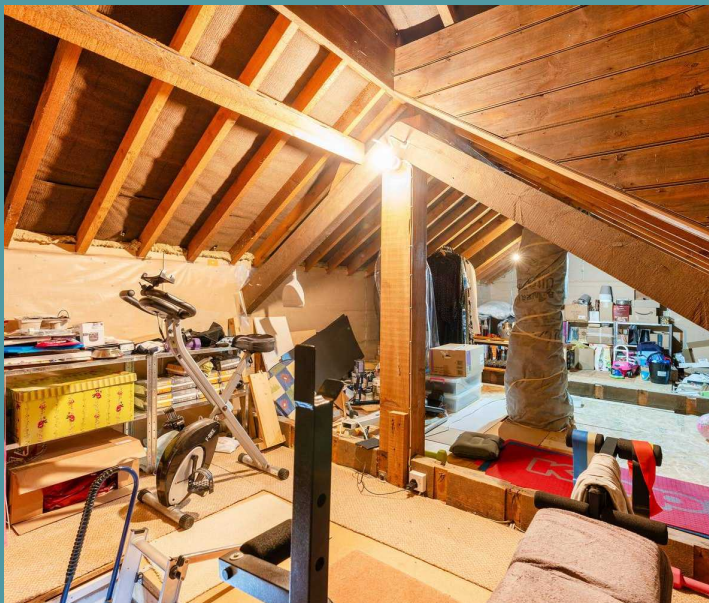




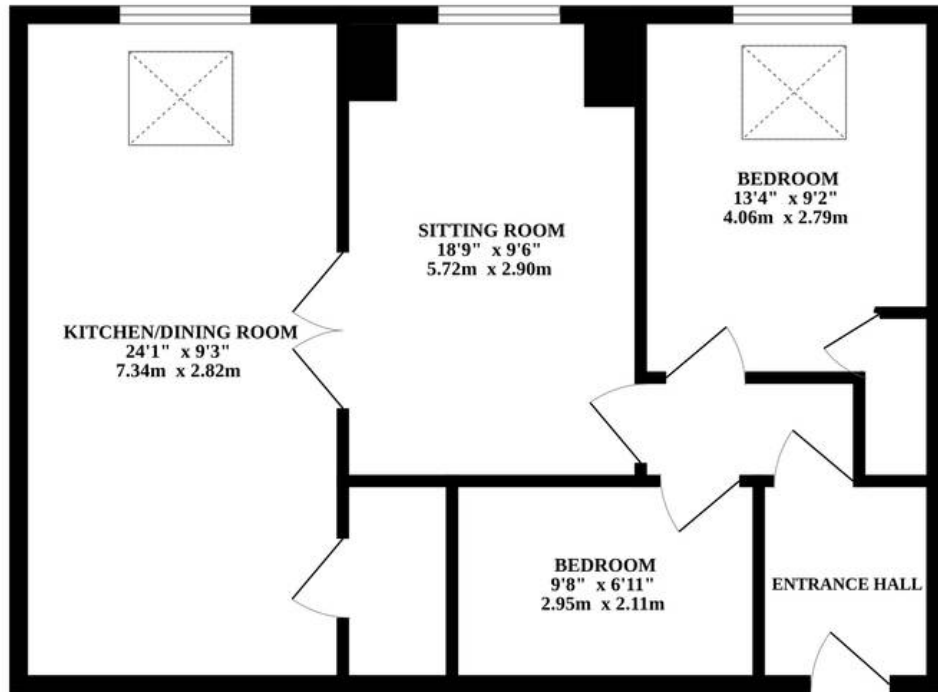
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Oulton Broad

- Top floor apartment
- Waterside views over Oulton Broad
- Newly installed kitchen with integrated appliances
- Comfortable sitting room
- Double bedroom & a bathroom
- Expansive loft space for storage options
- Allocated off-road parking space
- Communal grounds
- Close proximity to all local amenities and transport links including train station and bus stop



GROUND FLOOR



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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