

Aldreds
Estate Agents

77 Lakeside Rise

Blundeston, Lowestoft, NR32 5BD

Asking Price £130,000

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Aldreds are delighted to offer this beautifully presented, quality-built Badger Homes first-floor apartment, ideally situated in the heart of the popular village of Blundeston. Decorated to an excellent standard throughout, the property benefits from quality fixtures and fittings, including integrated Neff kitchen appliances and attractive oak-effect flooring to the reception room and main entrance hall. The spacious accommodation comprises a welcoming entrance hall, a bright and generous open-plan lounge/dining room which flows seamlessly into the fitted kitchen, a double bedroom and bathroom. Further benefits include an allocated parking space, energy-efficient combination boiler and uPVC double-glazed windows. Offering an excellent opportunity for first-time buyers looking to get onto the property ladder, properties of this quality and at such an attractive asking price are rarely available in Blundeston. The apartment would also make an appealing buy-to-let investment. Early viewing is highly recommended to fully appreciate the quality, presentation and excellent value this fantastic property has to offer.

Wide Entrance Hall

Quality fitted oak effect flooring, flat plastered and coved ceiling, entrance door, radiator, fuil length storage cupboard, power points.

Bedroom

12'7" x 8'6" (3.85 x 2.61)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, TV point.

Bathroom

Tile effect vinyl flooring, quality fitted bathroom suite comprising a shower set over a panel bath enclosed by folding glass screen, vanity sink unit with tiled splashbacks, low level WC, full length heated towel rail, flat plastered and coved ceiling, extractor fan.















Lounge/Diner

17'1" x 11'0" (plus recess) (5.22 x 3.37 (plus recess))

Quality fitted oak effect flooring, flat plastered and coved ceiling, double aspect windows overlooking the green, two radiators, power points, internet socket, telephone socket, TV point, wide opening leading to:-

Kitchen

8'4" x 7'4" (2.56 x 2.25)

Tile effect vinyl flooring, a full range of quality fitted kitchen units with extended timber work surfaces, built-in Neff electric oven with matching four burner induction hob, enclosed extraction cooker hood, double square bowl stainless steel sink, recess for white goods including plumbing for a washing machine, space for full length fridge/freezer, wall mounted energy efficient combination boiler, tiled splashbacks, flat plastered and coved ceiling with inset spotlighting, power points, uPVC window.

Outside

To the outside of the property there is a designated bin storage space and an allocated off road parking space.

Tenure & Charges

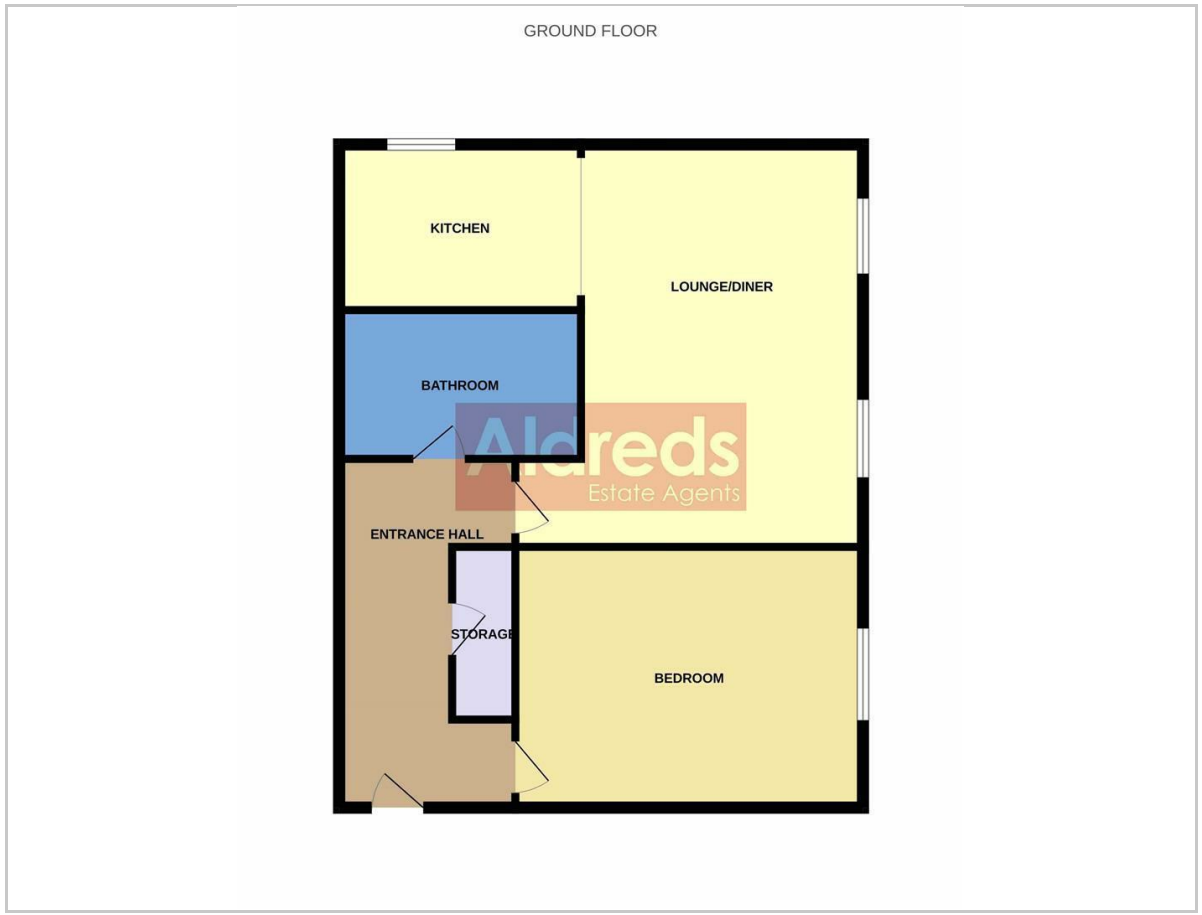
East Suffolk Council Tax Band 'A'

Mains water, electricity, gas, drainage.

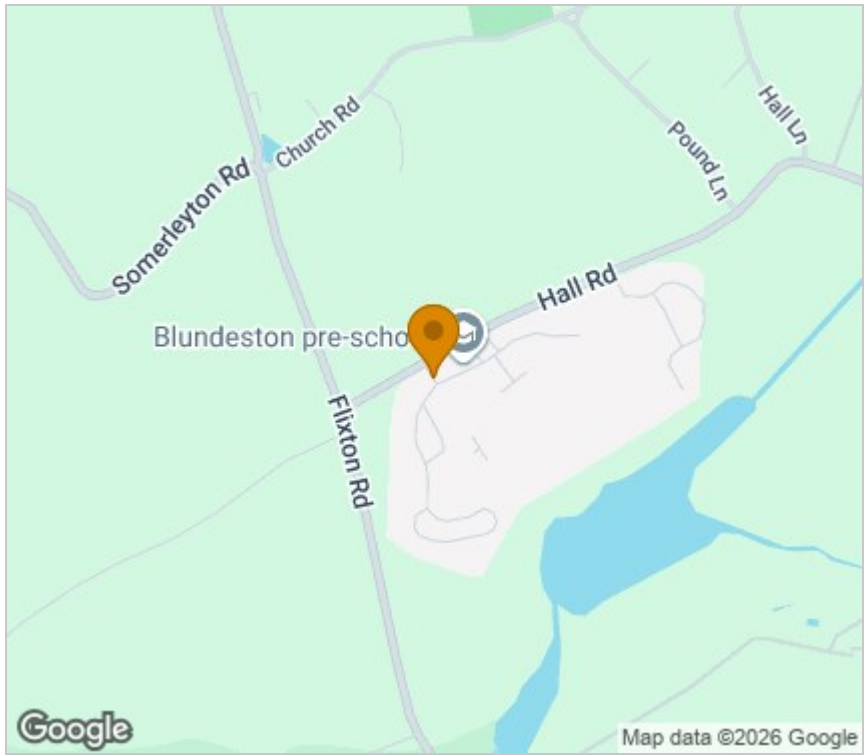
Service charge: £550 per annum.
999 year lease from 2022.

Ref: L2752/11/26

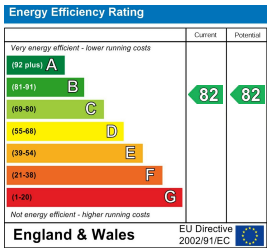
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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