

Aldreds
Estate Agents



9 Kendal Road
Pakefield, Lowestoft, NR33 0JD
Offers Over £100,000



9 Kendal Road

Pakefield, Lowestoft, NR33 0JD

Aldreds are delighted to offer this beautifully presented two bedroom ground floor apartment, ideally situated in the highly sought after East Pakefield area, just a three minute walk from the stunning Pakefield beach and local amenities. This spacious and versatile home features a private entrance hall, a generous lounge, an open plan kitchen/dining area, two bedrooms and a family bathroom. Outside, the property benefits from an enclosed patio garden, perfect for al fresco dining. Additional features include gas fired central heating via a modern, energy efficient combination boiler, along with uPVC double-glazed windows and doors throughout. Whether you're a first time buyer, looking for a buy-to-let investment, or searching for the perfect coastal holiday home, this apartment offers an excellent opportunity. Properties in this desirable seaside location, especially at such an attractive asking price, rarely come to the market. Offered with no onward chain, early viewing is highly recommended.

Private Entrance Hall

Timber effect vinyl flooring, coved ceiling, inset spotlighting, radiators, power points, full length storage cupboard.

Lounge

12'0" x 13'6" (3.66 x 4.14)

Timber effect flooring, coved ceiling, double aspect uPVC windows, power points, TV point, radiator.

Kitchen/Diner

10'5" x 10'9" (3.2 x 3.3)

Ceramic tiled flooring, a full range of fitted kitchen units, extended work surfaces, recess for white goods, stainless steel sink, tiled splashbacks, power points, uPVC window, built-in electric oven, four burner ceramic hob, radiator, ample space for family size dining table and chairs.

Bedroom 1

10'7" x 9'0" (3.25 x 2.76)

Timber effect flooring, coved ceiling, uPVC window, radiator, power points.





Bedroom 2

10'6" x 9'9" (3.21 x 2.98)

Timber effect flooring, coved ceiling, uPVC window, radiator, power points.

Bathroom

Timber effect flooring, panel bath with shower mixer tap, pedestal sink, low level WC, full length heated towel rail, tiled splashbacks, shaver's socket, extractor fan, double aspect uPVC windows.

Outside

To the rear of the property there is an enclosed garden with patio seating area - ideal for bistro style dining (this is a shared garden with the apartment above).

Tenure

The ground floor apartment owns 100% of the freehold of the building.

The ground rent and service charge is split 50/50 with the upstairs apartment on an 'as and when' needed basis.

Services

Mains water, electricity, gas & drainage.

Council Tax

East Suffolk Council Band 'A'

Ref: L2668/07/26



Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

