



**Aldreds**  
Estate Agents

153A Bridge Road  
Oulton Broad, Lowestoft, NR33 9JU

Asking Price £285,000





## 153A Bridge Road

Oulton Broad, Lowestoft, NR33

Aldreds are delighted to offer this luxury first floor apartment situated along side Everitts Park within Oulton Broad. This beautiful property is presented to an excellent standard throughout with quality in keeping fixtures and fittings and tasteful decorations throughout. The spacious versatile accommodation includes a private ground floor entrance hall with galleried staircase leading in to the main residence and has a central split levelled hallway, large open plan lounge/diner, beautiful in keeping fitted kitchen, 2 double bedrooms, family shower room and a second separate W.C. Viewing is strongly recommended to appreciate the attention to detail the vendors have gone to. There are the benefits of gas central heating fired by a modern combination boiler leading to victorian style radiators, stained glass windows. Within a short walk there is a public slipway for those involved in water related activities. Early viewing is strongly recommended.

### Private Ground Floor Entrance Hall

Ceramic tiled flooring, double opening original windows, galleried staircase leading on to the first floor, walk in under stair storage cupboard.

### Central Hallway

Split level central hallway with Solid timber flooring, victorian style radiator, original sash window, power points.

### Cloakroom

Solid timber flooring, victorian style radiator, stained glass sash window, cloakroom suite with a low level W.C, wall mounted pedestal sink.

### Lounge/Diner

12'11" x 16'6" (3.95 x 5.05)

Fitted carpet, picture rail, original sash window, cast iron fireplace with timber surround and tiled hearth, victorian style radiator, T.V point, power points.







### Kitchen/Breakfast Room

13'5" x 10'11" (4.1 x 3.35)

Solid timber flooring, range of in keeping kitchen units, solid timber work surfaces and breakfast bar, tiled splash backs, power points, original sash window, ceramic butler style double sink with single drainer, recess for white goods, feature high skylight window, victorian style radiator.

### Bedroom 1

10'9" x 14'10" (3.28 x 4.53)

Fitted carpet, picture rail, power points, victorian style radiator, original sash window, cast iron fireplace.

### Bedroom 2

10'8" x 12'11" (3.26 x 3.95)

Fitted carpet, picture rail, victorian style radiator, power points, T.V point, sash window, cast iron fireplace with tiled hearth.

### Family Shower Room

Solid timber flooring, quality fitted shower suite comprising of an oversized fully tiled shower cubicle enclosed by curved glass screen doors, double opening windows, victorian style radiator, low level W.C with enclosed cistern, vanity sink unit.

### Outside

There is an allocated parking space with a range of lawned communal gardens with direct gateway access leading to Everitts Park.

### Lease And Services

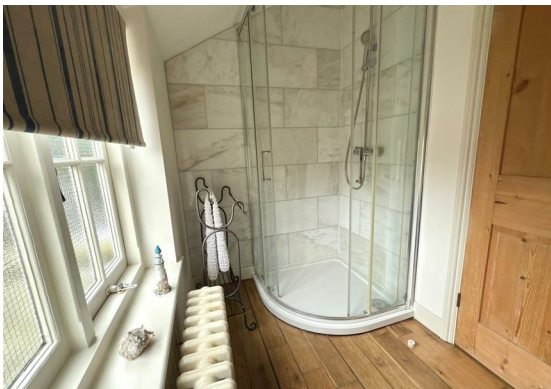
Leasehold

120 Years Lease Remain - 125 Years From 2020

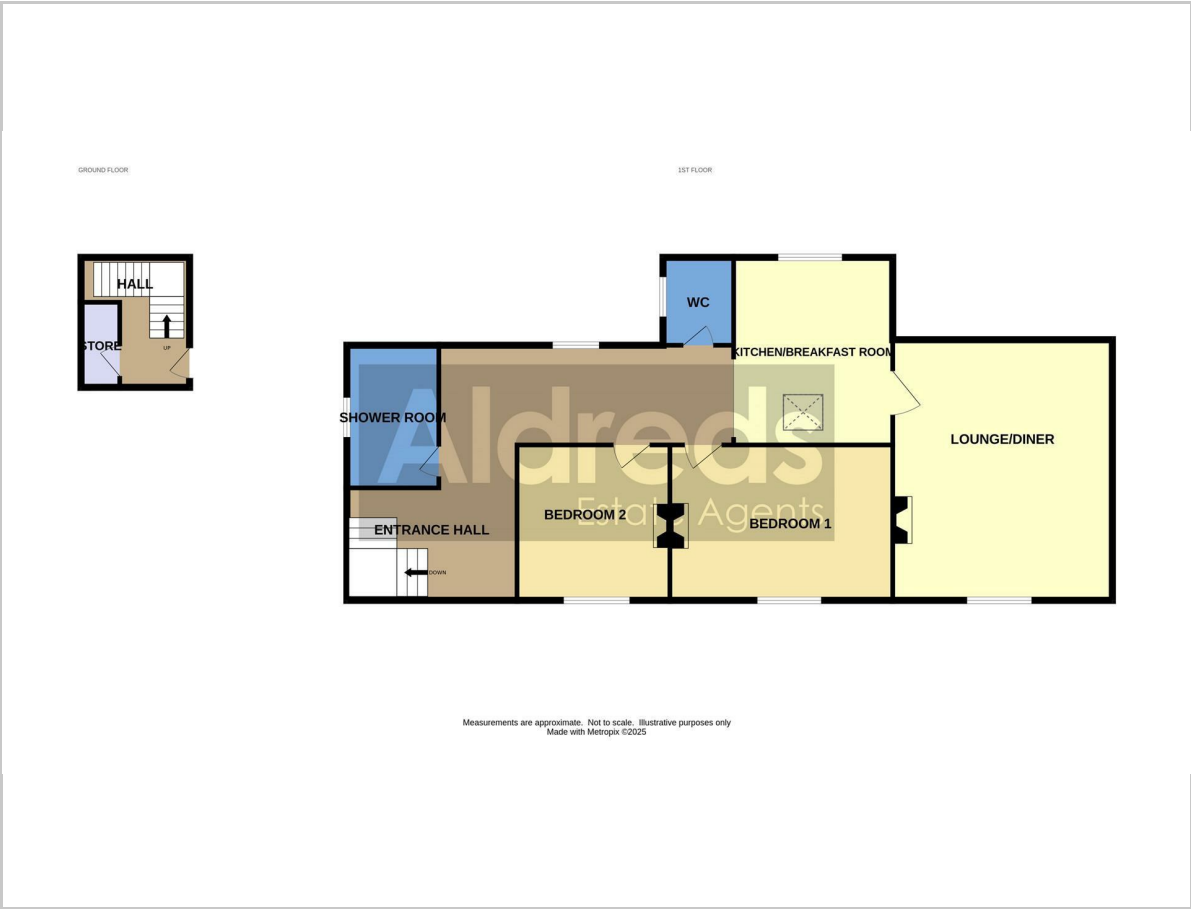
Ground Rent £10 Per Year

Service Charge £850 Per Year

Council Tax Band - A



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.

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Area Map



Energy Efficiency Graph

