



Lowestoft,

Offers Over £100,000

- Private over 60's development
- Modern fitted bathroom
- Communal Parking
- Modern fitted kitchen
- Onsite manager
- Walking distance to surgery & Bus stop
- Offered with no onward chain
- 24 hour alarm pull cord system

Marlborough Court, Lowestoft

Oulton (NR32) is a well-established suburban area to the west of Lowestoft in the county of Suffolk. The area is best known for its proximity to Oulton Broad, a picturesque stretch of water forming part of The Broads National Park. Popular for boating and waterside walks, the Broad provides a scenic backdrop and a strong leisure focus for residents and visitors alike. Oulton offers a mix of residential neighbourhoods, local shops and schools, while benefitting from good transport connections, including Oulton Broad railway stations with links to Norwich and wider regional destinations. With convenient access to both countryside and coast, Oulton NR32 combines a relaxed waterside setting with the amenities of nearby Lowestoft town centre.



Council Tax Band: A



DESCRIPTION

Set within the highly sought-after Marlborough Court over-60s development, this well-presented first floor apartment offers a secure, comfortable and low-maintenance lifestyle in a convenient and peaceful setting.

Set within the highly sought-after Marlborough Court over-60s development, this well-presented first floor apartment offers a secure, comfortable and low-maintenance lifestyle in a convenient and peaceful setting.

Featuring two double bedrooms, modern kitchen and bathroom, onsite management and excellent communal facilities, the property is ideally located within walking distance of local amenities and transport and is offered with no onward chain, making it an appealing and stress-free move.

Welcome to Marlborough Court, a highly regarded private over-60s development set within a sought-after and convenient location, offering peace of mind, comfort and an easy, low-maintenance lifestyle.

This well-presented first floor apartment is offered with no onward chain and features two generously sized double bedrooms, making it ideal for homeowners seeking space for guests, hobbies or simply room to relax. The apartment is thoughtfully laid out and benefits from a modern fitted kitchen, designed with practicality in mind, alongside a contemporary bathroom finished to a clean, modern standard.

Marlborough Court is superbly managed, with the reassurance of an

onsite manager, a 24-hour alarm pull-cord system, and well-kept communal areas maintained through onsite ground maintenance, ensuring the development remains attractive year-round. Communal parking is available for residents and visitors alike.

The location is a real highlight, with a local surgery and bus stop within comfortable walking distance, providing excellent day-to-day convenience and connectivity while retaining a quiet and secure residential setting. With approximately 60 years remaining on the lease, this apartment presents a fantastic opportunity for those seeking a safe, sociable and well-positioned home tailored specifically for over-60s living.

Maintenance & Management fees - £3,000 PA

A superb chance to secure a comfortable and reassuring home within one of the area's most popular later-life developments

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any

Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

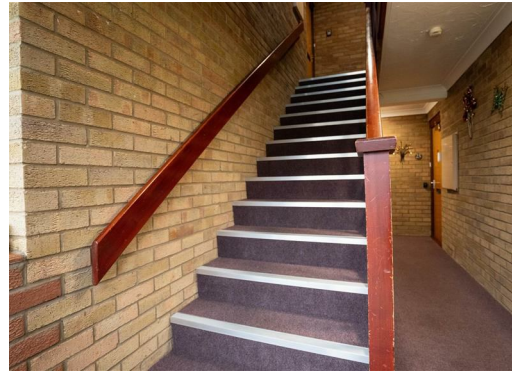
OUTGOINGS

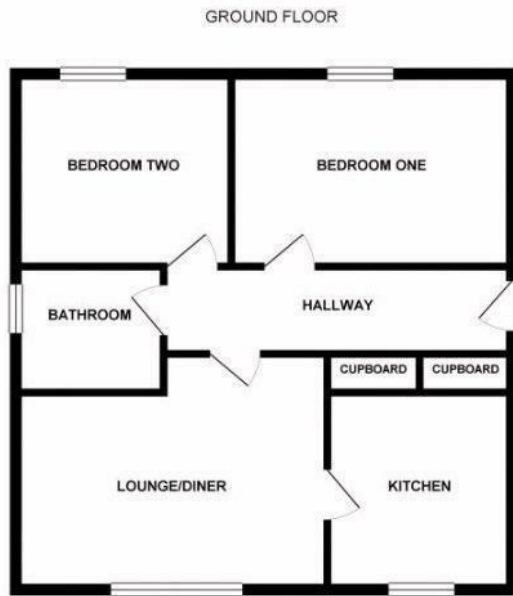
Maintenance & Management fees - £3,000 PA

TENURE

LEASHOLD







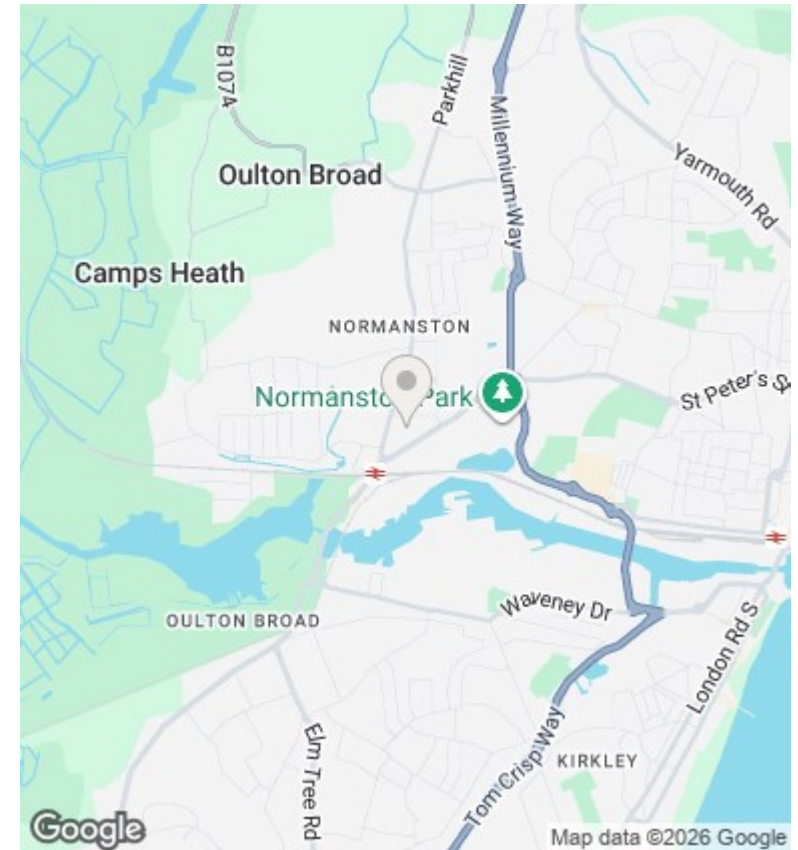
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other fixed or movable items, responsibility is placed on the user. Flick & Son is not liable for any loss or damage arising from the use of this floorplan. The plan is for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party. Flick & Son is not liable for any loss or damage arising from the use of this floorplan. Flick & Son is not liable for any loss or damage arising from the use of this floorplan.

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com