



EVERITT COURT, SWONNELLS WALK, OULTON BROAD
£260,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



EVERITT COURT, SWONNELLS WALK, OULTON BROAD NR32 3PZ

- Spacious top floor apartment
- Generous living space
- 3 bedrooms, en-suite shower room and a 4 piece bathroom with corner bath
- Stunning views out towards the Broads
- Lift access, undercover parking
- Secure video entry
- Communal garden
- Very low maintenance, the perfect 'lock up and leave'

A rare, impressive and inviting top floor apartment offering spacious accommodation, private parking, communal garden, lift access and stunning, far reaching views out across Oulton Broad.

Part of a highly regarded development converted from a former Maltings, this well presented and deceptively spacious apartment could be the perfect low maintenance permanent residence or an ideal 'lock up and leave' second home, offered for sale with no onward chain.

A large communal entrance hall leads to the stairwell and lift giving access to the top floor.

The generous and versatile accommodation consists of an entrance hall, impressive four piece bathroom with power shower and corner bath, and master bedroom with a well finished en-suite shower room, two further bedrooms, and an unusually large living room with archway to a spacious kitchen/dining room.

Features include sealed unit double glazing and electric night storage heating. Being on the top floor this apartment also benefits from a substantial loft space providing extensive additional storage. There is also a private covered parking space and a communal garden area.

Set in a sought after location within easy reach of a wide range of amenities including shops, restaurants, doctors surgery and two railway stations. Oulton Broad is a popular venue for a variety of water sports, most notably sailing with the Waveney and Oulton Broad Yacht Club nearby and powerboat racing with weekly meetings held between April and September.

Viewing is highly recommended.





GROUND FLOOR

Entrance Lobby

Private mail box and video entry system.

Entrance Hall

Large communal reception area with lift and stairwell leading to all floors. Access to undercover private parking area, communal room with dedicated storage lockers and recycling room.



ACCOMMODATION

Entrance Hallway

Double built in cloaks cupboard, walk in utility room/airing cupboard with large hot water tank, access to large loft space. Video entry system, two night storage heaters, telephone point, coved ceiling. Down lighters.

Living Room: 20'5" x 17'5"

Two tilt and turn windows looking out towards the Broads. Two night storage heaters, TV and telephone points, coved ceiling, down lighters, ceiling fan, panelled doors and archway to:

Kitchen/Dining Room: 17'5" x 14'0"

Range of wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor fan. Plumbing for dishwasher and washing machine (the stud partition dividing these two rooms could be removed, creating a 34'5" x 17'5" open plan living space). Down lighters.

Master Bedroom: 14'1" x 11'6"

Tilt and turn window with partial view towards the Broads, ceiling fan, night storage heater, TV and telephone points, panelled door.



En-Suite Shower Room

Contemporary suite with low level w/c, vanity wash basin, corner power shower enclosure with multi jet shower, down lighters, extractor fan, heated towel rail, panelled door, shaver socket.

Bedroom 2: 15'2" x 10'9"

Tilt and turn window with view towards the Broads, ceiling fan, night storage heater, TV point, panelled door.

Bedroom 3: 1'7" x 7'4"

Tilt and turn window with view towards the Broads. Range of fitted furniture, ceiling fan, TV point, panelled door.

Bathroom: 10'0" x 9'0"

Four piece contemporary suite with low level w/c, vanity wash basin, corner bath, corner power shower enclosure with multi jet shower. Heated towel rail, extractor fan, shaver point, down lighters, panelled door.

OUTSIDE

Covered private parking, communal garden with view toward the Broads.

ADDITIONAL INFORMATION

Potential to purchase furnished items.

Potential to secure Broads moorings access via personal arrangements with other residents.

Tenure: Leasehold

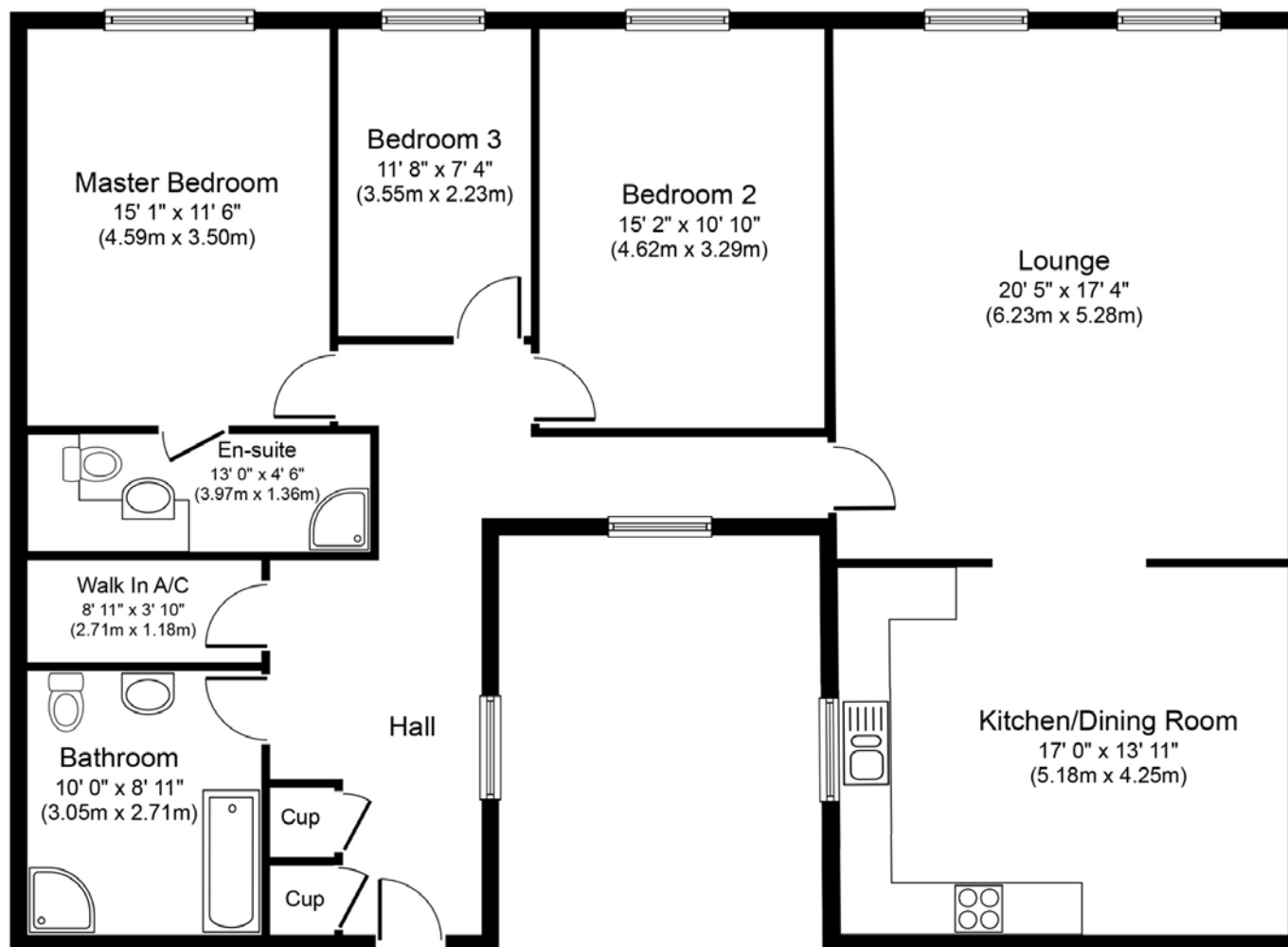
Term: 125 years from 25th March 1991

Ground Rent: £62.50 per quarter

Service Charge: £144.52 per month







Approximate Floor Area
1,433 sq. ft.
(133.1 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	60	72
	EU Directive 2002/91/EC	

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



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