



EVERITT COURT, SWONNELLS WALK, OULTON BROAD
£475,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



EVERITT COURT, SWONNELLS WALK, OULTON BROAD, SUFFOLK NR32 3PZ

- Spacious first floor apartment
- Stunning panoramic views out over Oulton Broad
- Private mooring and undercover parking
- Lift access and video entry
- 2 double bedrooms, 2 bathroom/shower rooms
- Low maintenance, ideal 'lock up and leave'
- Views from every window

An impressive first floor apartment offering truly stunning panoramic views out over Oulton Broad with a south facing balcony, undercover parking and a private mooring.

The generous accommodation consists of an entrance hall with video entry and a walk-in cloaks cupboard, a 22ft long dual aspect living room with incredible views and doors out onto a private balcony looking over the private mooring and out over the Broad and Nicholas Everitt Park beyond. There is a well proportioned kitchen, master bedroom with en-suite shower room and a second double bedroom served by a four-piece bathroom.

Features include lift access, full double glazing, electric heating, undercover parking and a private 35ft mooring.

Suitable as a perfectly placed permanent residence or as a lock up and leave low maintenance second home, and offered for sale with no onward chain.

ACCOMMODATION

Entrance Hall: 10'10" x 10'4"

Coved ceiling, electric heater, video entry system, walk in cloaks cupboard.

Living Room/Dining Room: 22'5" x 13'5"

Spacious, dual aspect reception room with far reaching views out over Oulton Broad. Glazed door leading out onto a south facing balcony. Two electric heaters, coved ceiling.



Kitchen: 15'0" x 10'6"

Range of wall and floor mounted appliances with 1 ½ sink unit and drainer fitted over, hob and extractor hood, plumbing for washing machine , under unit lighting, two wall mounted fan heaters, built in airing cupboard with hot water tank, window to front aspect with far reaching Broads views.

Master Bedroom: 14'10" x 11'8"

Window to side with views of the Broad.

En-Suite Shower Room: 11'6" x 6'4"

Low level w/c, vanity wash basin, bidet, shower enclosure, wall mounted heater, extractor fan.

Bedroom 2: 14'10" x 10'8"

Window to side with Broads views, wall mounted panel heater.

Bathroom: 8'11" x 7'2"

Low level w/c, wash basin, bidet, panelled bath with fitted shower and screen. Partially tiled walls, extractor fan, wall mounted heater.

COMMUNAL FACILITIES

Large entrance lobby with private hall boxes. Staircase to higher floors along with a private lift.

Each floor has a refuse chute for domestic rubbish and direct internal access to the undercover parking.

South facing lawned garden area.





PRIVATE MOORING

Private mooring with a floating pontoon measuring

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: 125 years from 1991

Ground Rent and Service Charge: in the region of £1,900 per annum.

LOCATION

Oulton Broad is a highly regarded location offering a wide range of amenities including shops, pubs, restaurants, doctors surgery and two railway stations.

Oulton Broad is a popular venue for a variety of watersports, most notably sailing with the Waveney and Oulton Broad Yacht Club (the Royal Norfolk and Suffolk Yacht Club is in nearby Lowestoft), and powerboat racing with weekly meetings held between April and September.

Please note: some external photos were taken in 2014 and 2019.

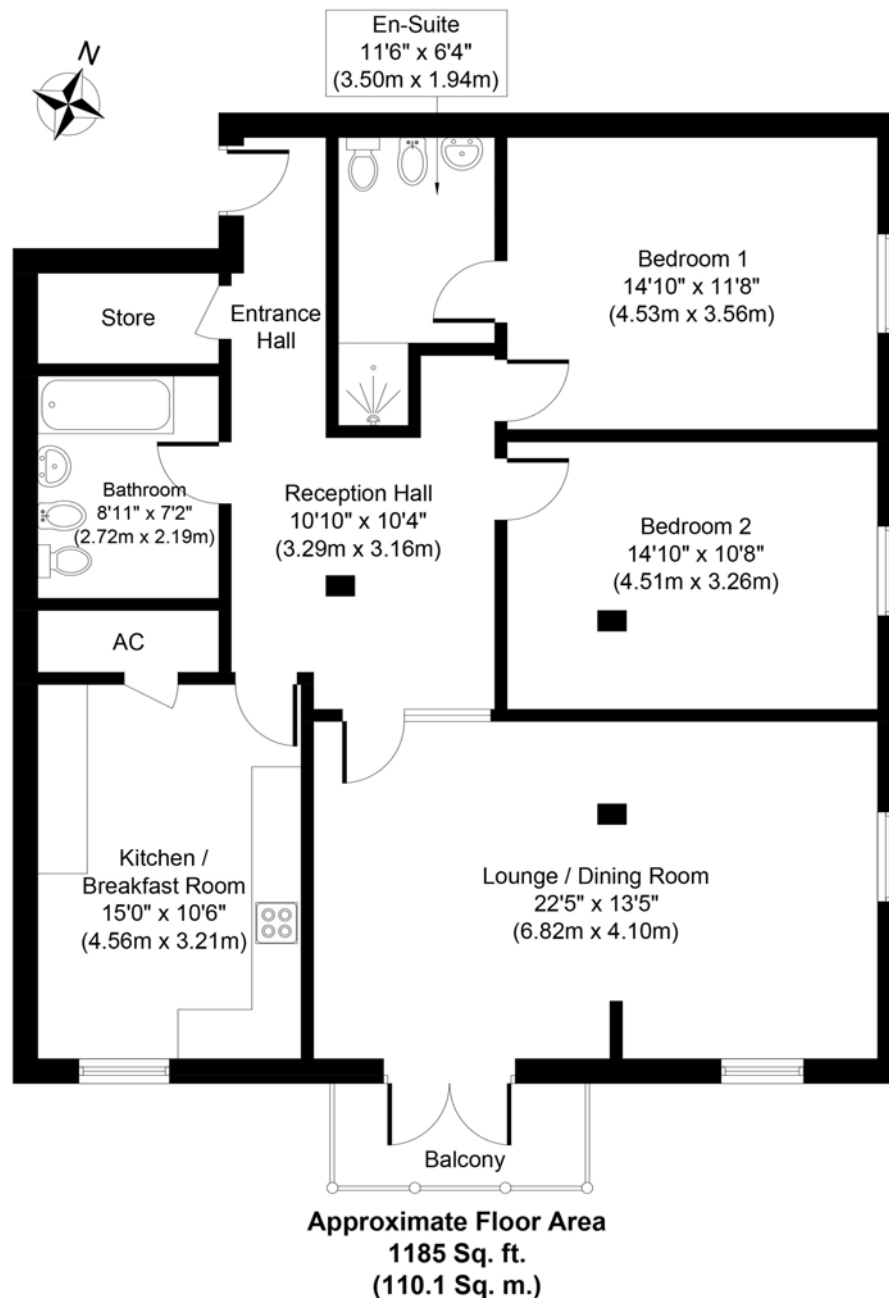
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







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		
EU Directive 2002/91/EC		



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