



EVERITT COURT, OULTON BROAD
£250,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





EVERITT COURT, OULTON BROAD, SUFFOLK NR32 3PZ

- A spacious 3 bed first floor apartment
- 34ft long semi open plan living area
- Master bedroom with en-suite shower room
- Views out over Oulton Broad
- Lift access and covered parking
- Video entry system
- Ideal low maintenance lock up and leave second home

A spacious and well presented first floor apartment set within a highly regarded development converted from a former maltings with covered parking, lift access and stunning views out over Oulton Broad.

This generous and versatile apartment is equally suitable as a low maintenance permanent residence or a well placed lock up and leave second home, offered for sale with no onward chain and available fully furnished.

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

The apartment itself consists of a spacious reception hall, a 34ft long semi open plan living space including a dining area and a well fitted kitchen. The master bedroom has views of the Broad and has an en-suite shower room, and there is a second double bedroom/study/bedroom 3 and a large bathroom.

Other features include sealed unit double glazing, individually controlled electric radiators and full video entry system.

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

Reception Hall

Two built in cloaks cupboards, coved ceiling, window to side, 2 electric radiators, large walk in storage cupboard housing the hot water tank.

Video entry system. Laminate wooden floor.

Semi Open Plan Living Space: 34'4" x 17'4"

Large sitting room area, windows to front aspect with views out towards Oulton Broad.

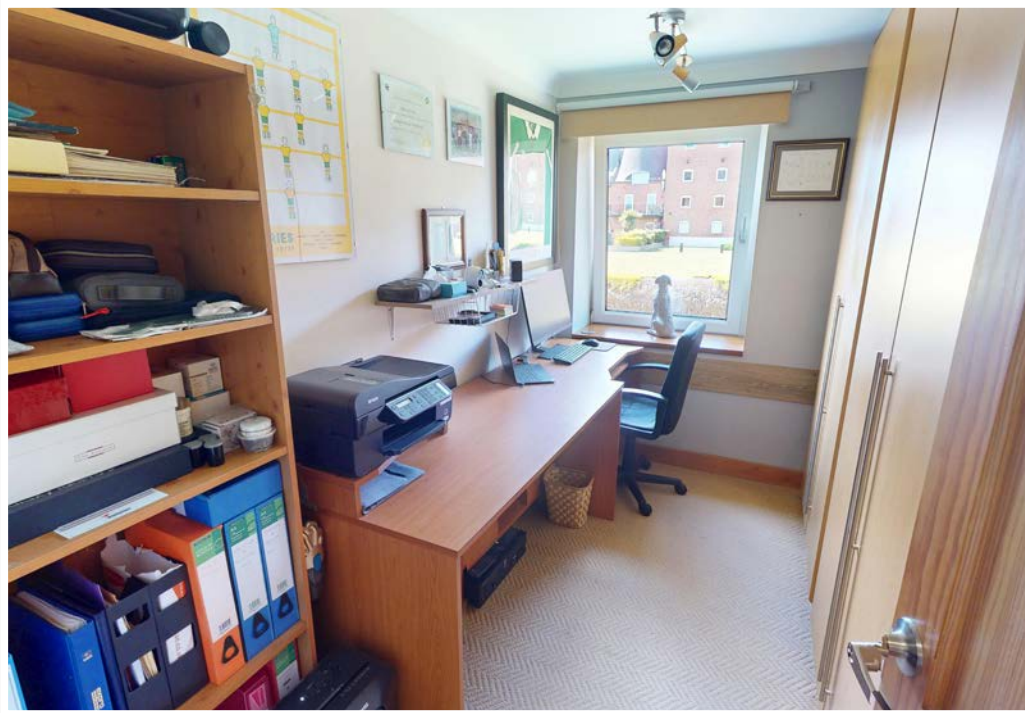
Ceiling mounted projector system and screen. Two radiators, coved ceiling.

The fitted kitchen offers a comprehensive range of wall and floor mounted units. 1½ sink unit and drainer, under unit lighting, plumbing for washing machine and there is a dining area behind a feature curved glass wall.

Master Bedroom: 13'9" x 11'5"

Window to front with Broad view. Coved ceiling, radiator.





En-Suite Shower Room

Double shower enclosure, w/c and wash basin, heated towel rail, partially tiled walls, built in cupboard. Coved ceiling and extractor fan.

Bedroom 2: 13'8" x 10'6"

Window to front aspect with views out towards Oulton Broad. Laminate wooden floor, coved ceiling, radiator.

Study/Bedroom 3: 10'6" x 6'11" (into wardrobes)

Range of fitted wardrobes, window to front. Wall mounted heater, coved ceiling.

Bathroom: 10'1" x 8'9"

Corner bath, vanity wash basin, low level w/c. Tiled walls, coved ceiling, extractor fan. Wall mounted fan heater, shaver point.



OUTSIDE

Covered private parking, communal gardens with views out over Oulton Broad.

ADDITIONAL INFORMATION

Tenure: Shared freehold.

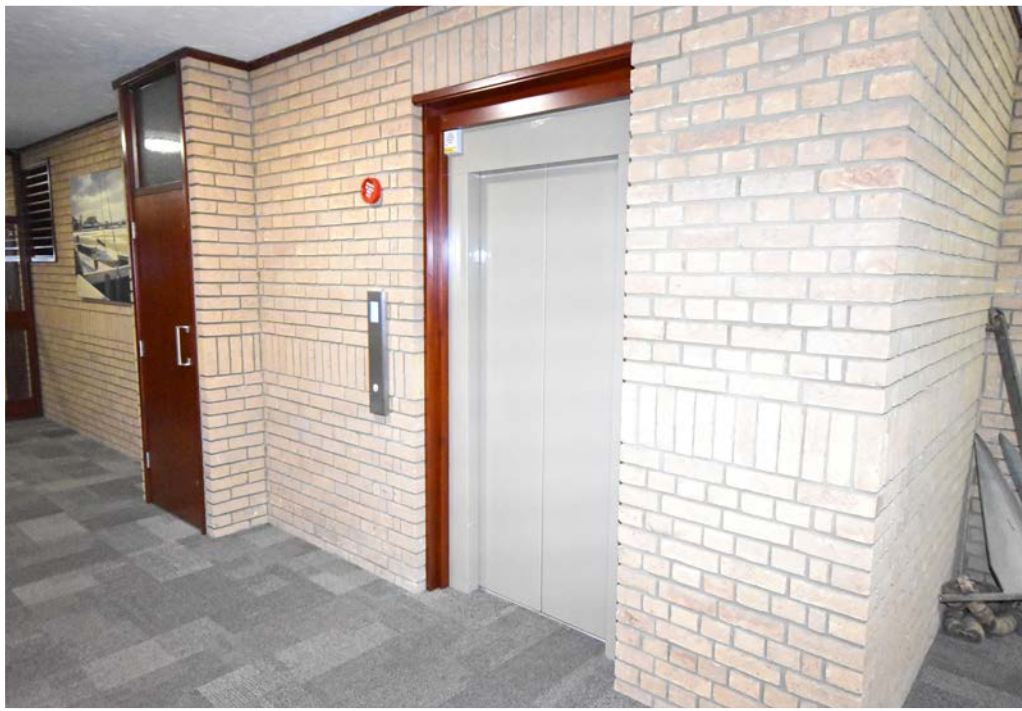
Service Charge: 2025 - £2,014.73

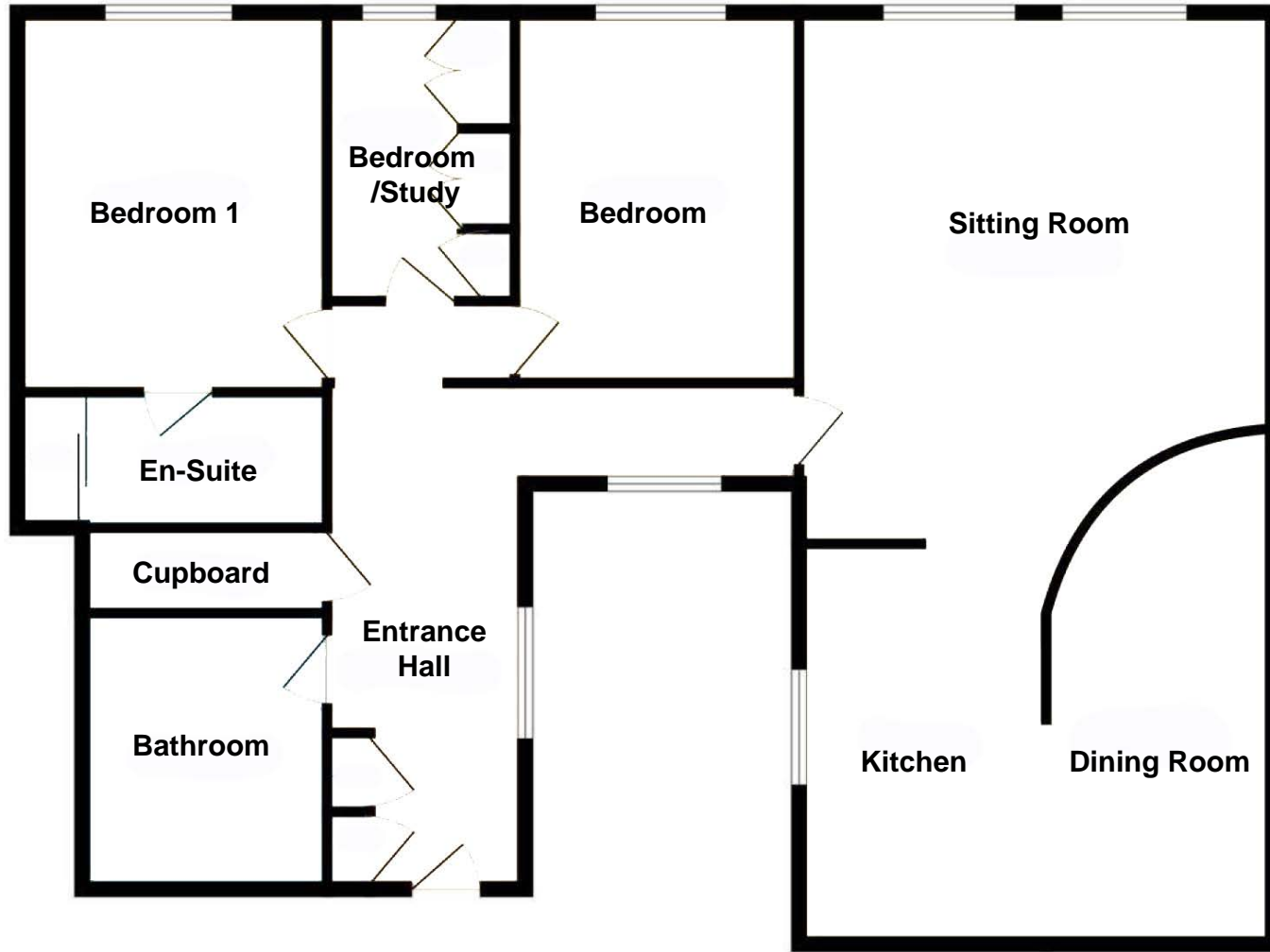
Mains water, drainage, electricity.

Council Tax Band C: £1,969.73

Potential to secure a nearby mooring via an independent arrangement with other residents.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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