



## **5 Swonnells Court, Lowestoft, NR32 3PY**

**£825 Per month**

- Ground floor flat, waterside location
- Allocated parking space included
- Bike storage area available
- Viewing highly recommended
- Spacious living area, modern design
- Onsite drying room with dryer
- Set in scenic Oulton Broad

# 5 Swonnells Court, Lowestoft NR32 3PY

Welcome to this charming ground floor flat located in the picturesque setting of Swonnells Court, Oulton Broad, Lowestoft. This delightful one-bedroom property offers a comfortable living space, perfect for individuals or couples seeking a tranquil lifestyle by the water's edge.

The flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-designed layout ensures that every inch of space is utilised effectively, providing a modern and convenient living experience.

One of the standout features of this property is its proximity to the stunning Broads, offering residents the opportunity to enjoy scenic walks and outdoor activities right on their doorstep. Additionally, the flat comes with practical amenities, including an allocated parking space, a bike storage area, and a drying room with an allocated dryer, making it ideal for those who lead an active lifestyle.

This purpose-built flat combines comfort with functionality, making it a perfect choice for anyone looking to embrace the beauty of Oulton Broad while enjoying the conveniences of modern living. Don't miss the chance to make this lovely flat your new home.



Council Tax Band: A



**Lobby**

7'2" x 5'12"

A spacious, carpeted lobby offering useful storage space and leading through to the entrance hallway.

**Entrance Hall**

Providing access to the bathroom, bedroom and lounge, with an electric wall heater.

**Bathroom**

9'5" x 7'2"

Fitted with a pedestal wash basin, WC and P-shaped bath with an electric shower over. The room benefits from a tiled floor and partially tiled walls.

**Bedroom**

12'4" x 8'10"

A carpeted bedroom featuring a uPVC double-glazed window and electric radiator.

**Lounge/ Diner**

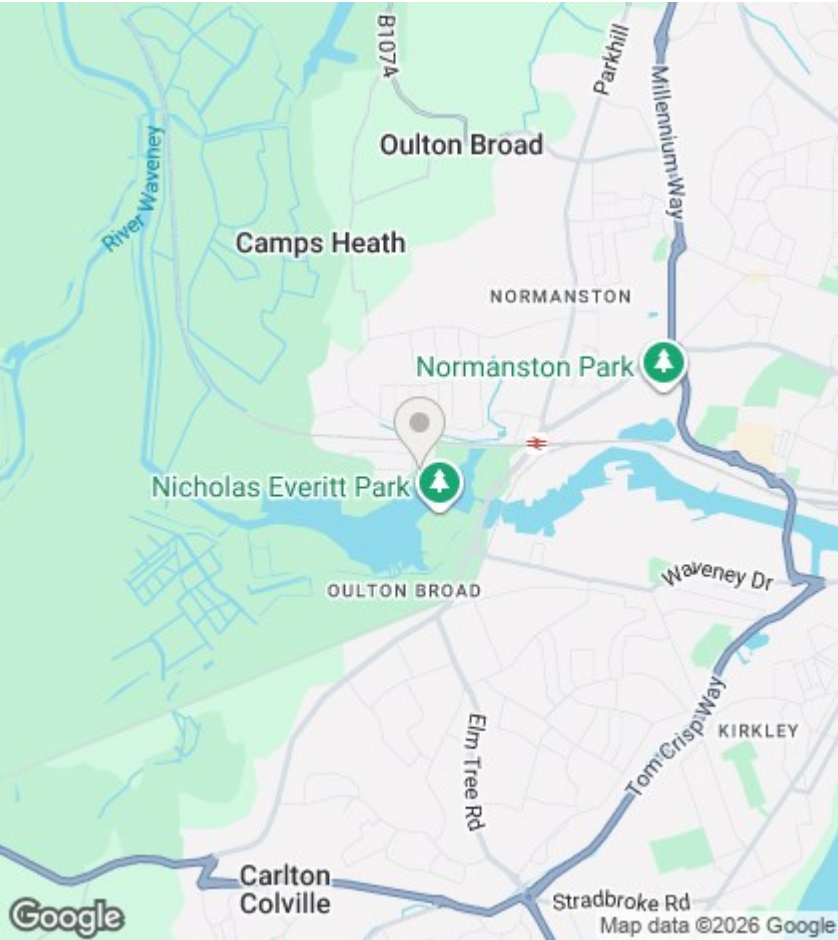
16'6" max x 11'11"

A generously sized reception room offering plenty of space for both relaxing and dining. The room features two uPVC double-glazed windows, carpeted flooring, an electric radiator and a handy storage cupboard. An open archway leads through to the kitchen.

**Kitchen**

9'11" x 7'2"

Fitted with modern units and laminate worktops, complemented by practical vinyl flooring. The kitchen includes a stainless steel sink and drainer, an integrated electric oven and hob, and space for a fridge freezer and washing machine.



## Directions

## Viewings

Viewings by arrangement only.  
Call 07842390061 to make an appointment.

## EPC Rating: D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |