



## 23 Wentworth Way

Lowestoft, NR33 9JJ

£50,000



\*\*\* STUDIO FLAT IN SOUTH LOWESTOFT \*\*\* Outstanding value for money. Situated in south Lowestoft close to all local amenities and being within walking distance of Pakefield Beach. Electric heating and Upvc windows. Ideal starter home or Holiday home. Early Viewing advised.





## Shared Entrance Hall

Fitted carpet.

## Lounge 14'7" x 8'8" (4.46 x 2.65)

Fitted carpet, coved ceiling, upvc window, electric storage heater, power points, T.V point.

## Kitchen 9'2" x 5'10" (2.80 x 1.80)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, Upvc window, recess for white goods, power points.

## Dressing Room 7'4" x 3'11" (2.24 x 1.21)

Fitted carpet, power point.

## Shower Room

Timber effect vinyl flooring, shower suite comprising of a shower cubicle with aqua board splash backs, vanity sink unit, low level W.C, Upvc window.

## Outside

There are communal gardens with private residents car park.

## Outgoings

Lease 125 Years From 1982

Ground Rent £120 Per Year

## Services

Council Tax Band A

Mains Water And Drainage

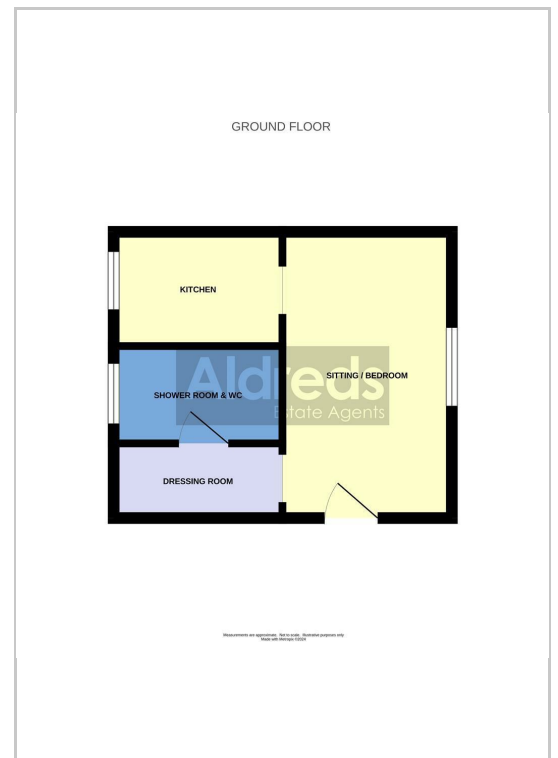
Mains Electricity

Leasehold

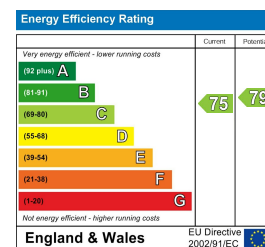
## Area Map



## Floor Plans



## Energy Efficiency Graph



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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

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