



Flat 8, The Hollies Stanley Street, Lowestoft

Lowestoft



Minors & Brady

Flat 8

The Hollies Stanley Street, Lowestoft

Bright and airy, this first-floor apartment enjoys a prime position in Lowestoft, just moments from the town centre and train station. Its adaptable interior features a spacious living and dining area with a bay window, a practical kitchen, and two comfortable bedrooms, complemented by a modern shower room. Set within a secure, well-maintained building with a passenger lift, car park, and west-facing communal lawn, the home offers both convenience and comfort. Ideal for first-time buyers, professionals, or investors, it provides a versatile space that suits a contemporary lifestyle while keeping the best of the Suffolk coast within easy reach.

- First-floor apartment located within a prime position of the coastal town of Lowestoft, moments away from the train station and town centre
- Suitable for first-time buyers, professionals or investors
- A secure, well-maintained building with a passenger lift, stairs, a communal west-facing lawn with washing lines and a car park
- A bright and airy interior that can easily adapt to your lifestyle preferences and style
- Spacious living/dining room creating an effortless flow for everyday living and entertaining, opening into the kitchen
- Kitchen is fitted with units, an integrated oven, plumbing for washing machine and space for a tall fridge/freezer
- Two bedrooms offering comfort and privacy, complemented by a shower room comprising of a modern three-piece suite
- Double glazed windows and electric heating system
- Easy access to essential amenities, including shops, the North Quay retail park, schools for all ages, transport links and parks



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This well-presented first-floor apartment occupies a desirable position in the heart of Lowestoft, moments from the train station and town centre. Ideal for first-time buyers, professionals, or investors, it offers a light, flexible interior within a secure and well-maintained building.

A welcoming entrance hall leads into the apartment, complete with a useful storage cupboard. The spacious living and dining area features a bay window, flooding the room with natural light and creating a relaxed atmosphere for everyday living and entertaining. The adjoining kitchen is fitted with a practical range of units and includes an integrated oven, plumbing for a washing machine, and space for a tall fridge/freezer, providing a functional and adaptable workspace.

The property offers two comfortable bedrooms, each providing privacy and restful accommodation. A modern shower room, comprising a three-piece suite, serves the apartment with clean lines and contemporary finishes. The interior is bright and airy throughout, offering a neutral backdrop that can be tailored to individual taste.



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Residents enjoy the benefits of a secure communal environment, including a passenger lift and stairs, a west-facing communal lawn with washing lines, and a car park.

With a thoughtful balance of comfort, style, and location, this first-floor apartment provides an inviting and versatile home on the Suffolk coast, ready to accommodate a modern lifestyle with ease.

Agents Notes

Leasehold, with approx. 94 years left on the lease.

Service charge: £105.51 pcm.

Management company: Orbit Housing Association.

Renewal for charges: April, with a review every 6 months.

Connected to mains water, electricity and drainage.

Electric heating system.

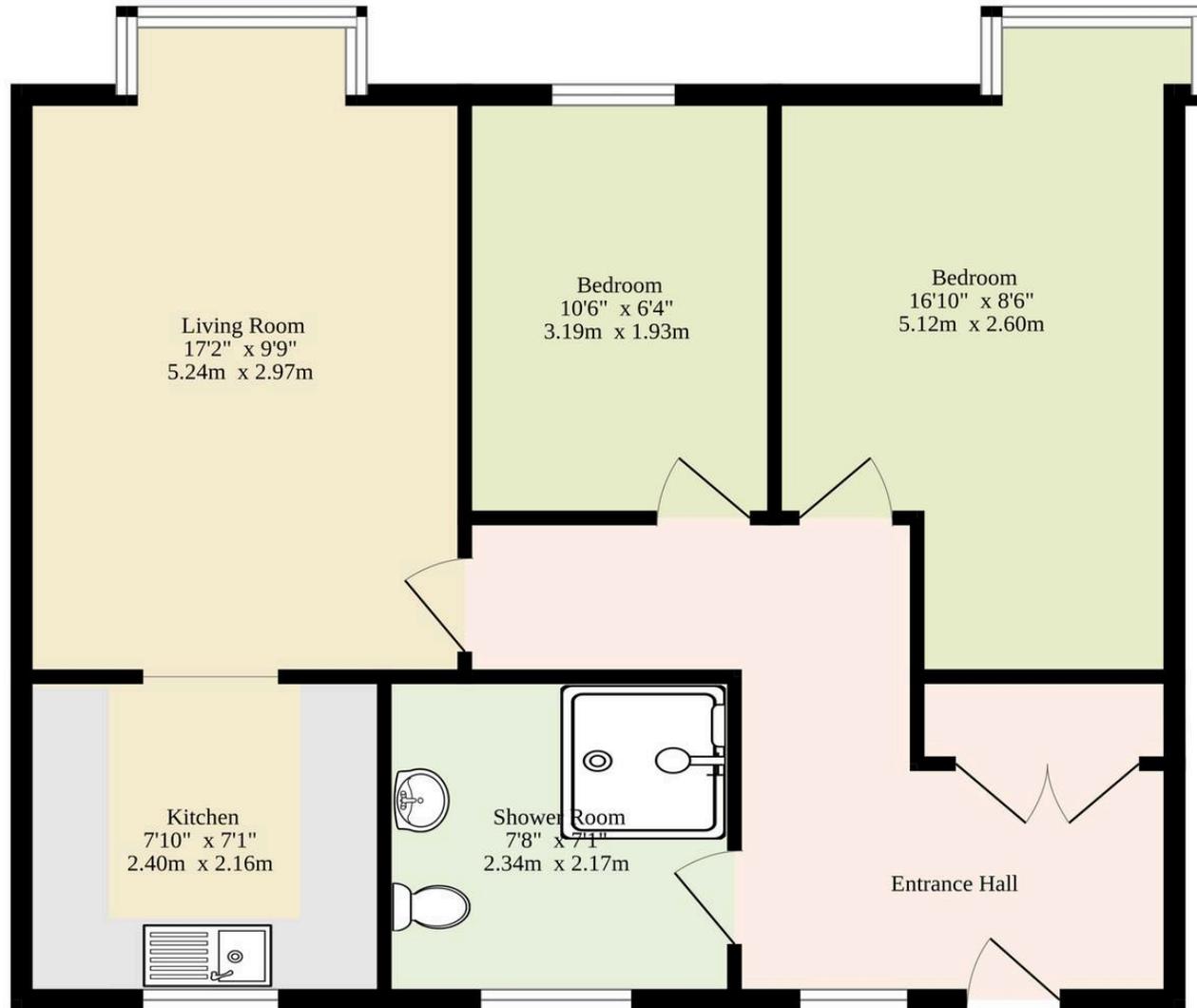
First-come, first-served communal parking.

On-road permit parking: £32/33 p/a.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Minors & Brady
Your home, our market

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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