

**Aldreds**  
Estate Agents



Flat 2 14b Southtown Road  
Great Yarmouth NR31 0HU

£90,000





## Flat 2 14b Southtown Road

Great Yarmouth NR31 0HU

Aldreds are pleased to offer this very spacious, first floor converted flat in a convenient location for the town centre and local amenities. The property is currently let on an assured shorthold tenancy basis but could be offered chain free with accommodation comprising of a common entrance, entrance hall, open plan kitchen/living room, two double bedrooms and modern shower room. The property also benefits from double glazed windows, gas central heating and represents an ideal investment opportunity. An early viewing is recommended.

### Common Entrance Hall

Stairs to landing

### Entrance Hall

Fitted carpet, intercom handset, door onto fire escape.

### Open Plan Kitchen/Living Room

16'0" x 13'5" overall (4.88 x 4.11 overall)

Kitchen area with vinyl flooring, an extensive range of wall and base level storage units, worktops, stainless steel sink and drainer with mixer tap over, built in electric oven and inset 4 ring gas hob, cooker hood, alcove storage area with shelving and plumbing for washing machine, large built in storage cupboard housing gas combi boiler, with power point and uPVC double glazed window. Lounge area with a fitted carpet, radiator, two uPVC double glazed windows to the rear aspect.

### Bedroom 1

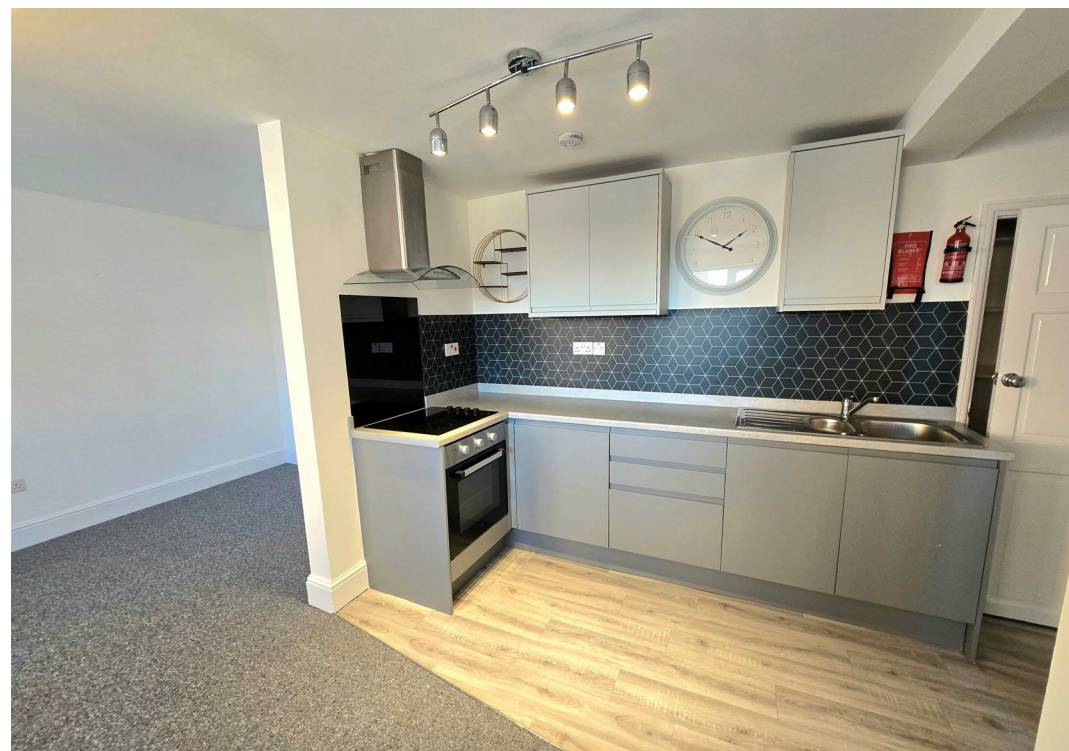
19'10" x 9'1" (6.05 x 2.79)

Fitted carpet, radiator, uPVC double glazed window to the front aspect.

### Bedroom 2

19'10" x 7'4" (6.05 x 2.24)

Fitted carpet, radiator, uPVC double glazed window to the front aspect.





### Shower Room

Vinyl flooring, radiator, corner shelf unit, white suite comprising: low level WC, pedestal wash basin, corner shower cubicle with electric shower.

### Tenure

Leasehold - 999 Year lease which commenced in September 2005.  
Ground Rent for 01.01.25 - 31.12.25 - £50 plus VAT (£60)

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Agents Note

The property is currently let on an assured shorthold tenancy basis generating a gross income of £8,700 per annum and can be sold with the tenant in situ or alternatively by vacant possession if required.

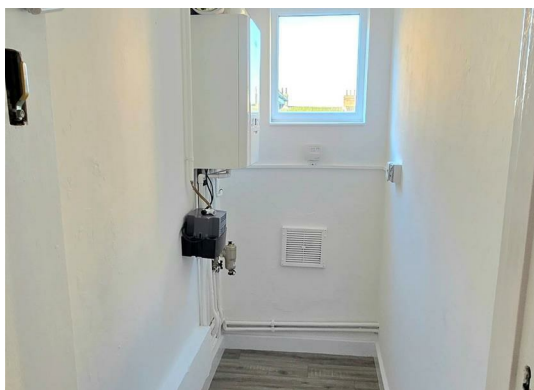
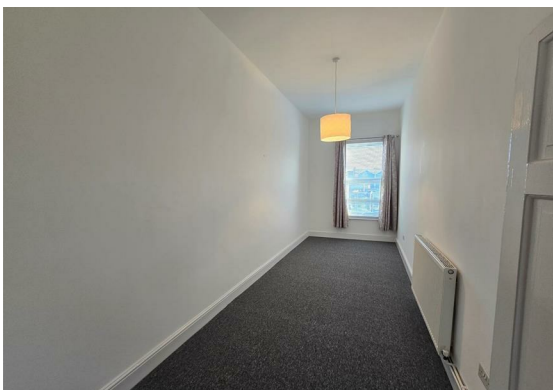
### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road where the property can be found immediately on the right hand side opposite Hughes TV and Audio Shop.

Ref: Y12431/06/25/CF





Floor Plan



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

