Aldreds
Estate Agents

15 Trafalgar Court

, Great Yarmouth, NR30 2LX

Asking Price £79,500

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Aldreds are pleased to offer this rare opportunity to acquire a spacious purpose built first floor apartment with the benefit of allocated parking. The property has been newly decorated. The apartment is set within a secure private development a short walk from both the sea front and main town centre. The accommodation comprises security entry to the communal entrance, entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside there are communal grounds and a secure allocated car parking space. The property also benefits from double glazed windows and electric heating. An early viewing is recommended. Offered with no chain

Entrance Hall

Airing cupboard, loft access, electric heater

Lounge

14'1" x 12'8" (4.3 x 3.87)

Double glazed window, electric heater

Kitchen

8'5" x 7'2" (2.57 x 2.2)

Base units with worktops over, double glazed window, electric cooker point, plumbing for washing machine, part tiled walls, sink with drainer

Bedroom 1

11'8" x 10'3" (3.56 x 3.13)

Fitted wardrobe, double glazed window, electric heater

Bedroom 2

10'10" x 8'7" (3.31 x 2.63)

Double glazed window, electric heater

Bathroom

6'5" x 5'7" (1.96 x 1.71)

Panel bath, hand basin, low level WC, part tiled walls

Outside

There are communal grounds with a bin store and parking. The property also has the benefit of a secure allocated car parking space.

Tenure

Leasehold. Service charge and ground rent payable of approximately £158.77 per month. Approx 87 years left on lease

Services

Mains water, electricity, drainage

Council Tax

Band A

Location

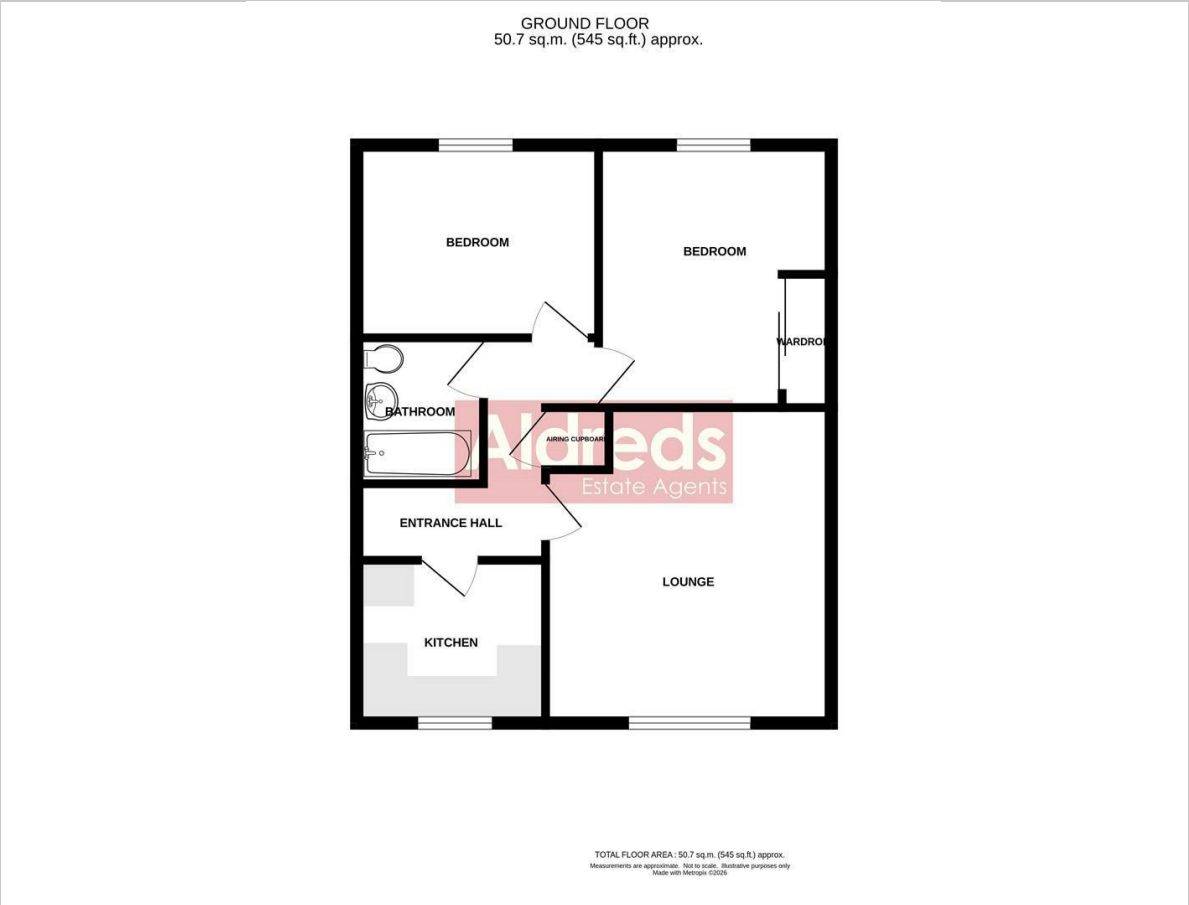
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, at the traffic lights turn right into Trafalgar Road, Trafalgar Court can be found towards the bottom on the right.

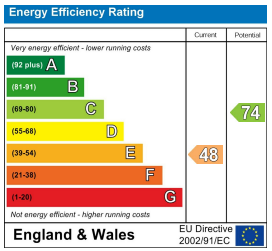
Ref Y12730/05/26

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

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

Disclaimer
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