

**Aldreds**  
Estate Agents

Apartment 14 Gainsborough Court, Shadingfield Close

Great Yarmouth NR30 3JQ

£179,995





## Apartment 14 Gainsborough Court, Shadingfield

Great Yarmouth NR30 3JQ

Aldreds are pleased to offer this prestigious development of new luxury apartments that have been finished to a high specification in a prime location yards from the sea front. The apartments are nearing completion and have been designed to be energy efficient and offer an energy performance which is 'B' rated. All properties benefit from gas central heating, pvc double glazed windows, CCTV with automatic number plate recognition and electric gate entry, security telephone entry system, serviced lift to upper floors and high speed fibre optic Broadband. The apartments are ideally located for those seeking to stroll along the sea front and provide excellent road link access via the recently opened Herring Bridge third river crossing. Apartment 14 is a very spacious ground floor apartment offering access from the front of the building to an entrance hall serving the open plan kitchen/dining/living room with quality modern kitchen with appliances, two double bedrooms and a luxury bathroom suite. Outside there are communal grounds and car parking which is available by negotiation. An early viewing of this ground breaking development is strongly recommended

### Entrance Hall

Part double glazed grey composite entrance door, radiator, mains operated smoke detector, two built in storage cupboards, doors leading off to:

### Open Plan Kitchen/Dining/Living Room 22'6" x 15'5" maximum (6.87 x 4.72 maximum)

A superb room with kitchen area fitted with a modern stylish grey finish kitchen with wall and matching base units with work surfaces over, matching up stands, integrated dishwasher, built in electric oven, four ring ceramic hob and incorporated extractor hood, single drainer stainless steel sink unit with mixer taps, space and plumbing for a washing machine, integrated fridge/freezer, double glazed windows to front and rear aspects, radiator, wall mount tv point, telephone point with high speed internet connection available.

### Bedroom 1

14'6" x 10'5" (4.44 x 3.19)

double glazed window to rear aspect, radiator, wall mount tv point, telephone point, decorative wall panelling, fitted carpet.

### Bedroom 2

12'3" x 11'7" (3.74 x 3.55)

double glazed window to front aspect, radiator, wall mount tv point, telephone point, decorative wall panelling, fitted carpet.





### Bathroom

8'3" x 6'10" (2.54 x 2.09)

Luxury white suite comprising curved panelled bath with glass shower screen and Triton electric shower fitting over, stone effect aqua panelling, vanity unit with inset wash basin, low level wc, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect, built in airing cupboard.

### Outside

The development is accessed via a secure CCTV entry with automatic number plate recognition. Located around the outside edge of the development is the access driveway and allocated car parking which is available by negotiation. There are also communal areas between the two blocks of apartments.

### Agents Note

This apartment has been furnished as a show home and can be made available as a turn key property to include the furnishings on offer.

### Tenure

Share of Freehold with an initial service charge contribution payable of £30 pcm - subject to revision once the development is completed and a residents management company set up.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band - TBC

### 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

Ref: Y12047/04/24/CF

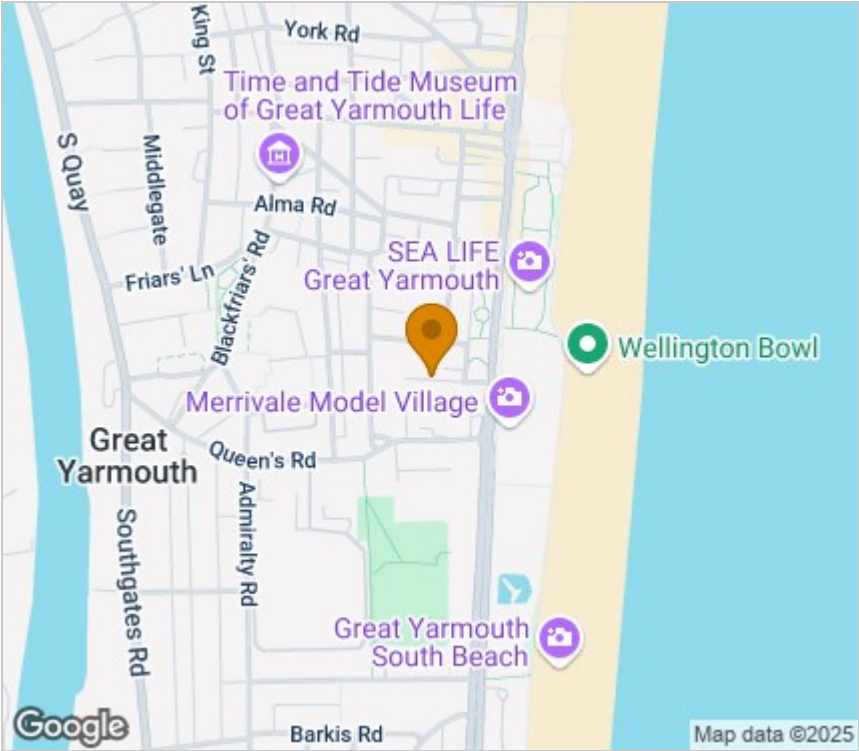




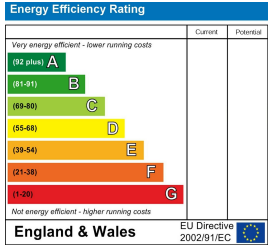
Floor Plan



Area Map



Energy Efficiency Graph



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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