



Flat 8, Alexandra House, Alexandra Road
Great Yarmouth, NR30 2AY

£100,000



Alexandra House

Situated in this iconic building, Aldreds are delighted to offer this two bedroom first floor flat which can be accessed via a lift service. The property offers the benefits of security entry system leading to the common entrance, entrance hall, lounge, kitchen, two bedrooms and bathroom. Electric heating and sealed unit double glazing. Outside there are communal gardens and a parking area. The property is offered with no upward chain and would make an ideal investment purchase or first home. An early viewing is recommended.

Common Entrance Hall

Security entry phone system and lift service to all floors.

Entrance Hall

Wood panelled entrance door, electric heater, security entry phone, fitted carpet, doors leading off to:

Living Room

14'8" x 11'6" (4.49 x 3.52)

Two sealed unit double glazed windows to the front aspect overlooking St Georges Park, tv point, night storage heater, fitted carpet, door to:

Bedroom 1

11'3" x 11'2" (3.44 x 3.41)

Including the chimney breast, double aspect sealed unit double glazed windows to the front and side aspects overlooking St Georges Park, night storage heater, fitted carpet, door to:

Bedroom 2

11'10" x 9'2" (3.63 x 2.81)

Two sealed unit double glazed windows to the side aspect, night storage heater, fitted carpet, door to:

Kitchen

12'1" x 6'5" (3.70 x 1.98)

Fitted kitchen with white wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, part tiled walls, extractor fan, tiled flooring.





Bathroom

8'5" x 6'7" (2.58 x 2.02)

Plus the airing cupboard, panelled bath with electric shower over, low level wc, pedestal wash basin, part tiled walls, electric fan heater, extractor fan, tiled flooring.

Outside

Communal gardens, bin store and parking.

Tenure

Leasehold. 125 years from 29.09.04.

Ground Rent for the year commencing 1st December 2025 is £70.00.

Annual Service Charge is £972.00.

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - 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.

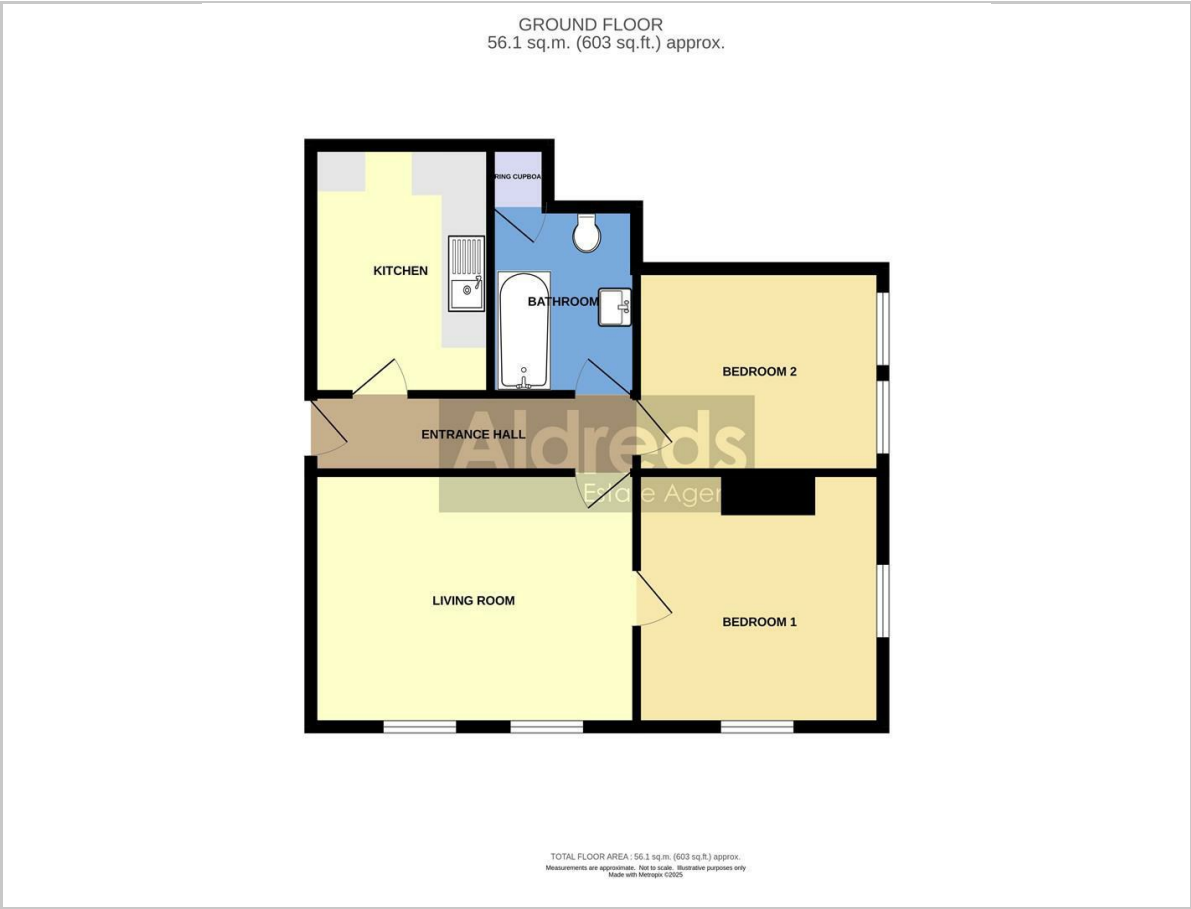
Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over three sets of traffic lights and under Market Gates where the property can be found on the right hand side.

Ref: Y12364/3/25



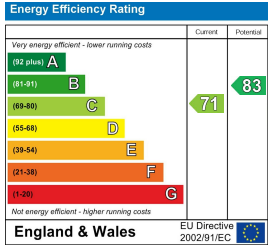
Floor Plan



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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