



**Aldreds**  
Estate Agents

2 Trafalgar Court  
Great Yarmouth NR30 2LX  
£90,000



## 2 Trafalgar Court

Great Yarmouth NR30 2LX

Aldreds are pleased to offer this rare opportunity to acquire a spacious purpose built ground floor apartment with a garage. The property is set within a secure private development a short walk from both the sea front and main town centre. The accommodation comprises of security entry to communal entrance, entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside there are communal grounds and a garage. The property also benefits from double glazed windows and electric heating. An early viewing is recommended.

### Common Entrance Hall

Security entry phone, wood panelled door to:

### Entrance Hall

Entrance door, built in airing cupboard housing the hot water heater, additional storage cupboard, fitted carpet, doors leading off to:

### Living Room

15'11" x 9'6" (4.87 x 2.92)

Double glazed window to rear, night storage heater, tv point, fitted carpet.

### Kitchen

12'3" x 8'1" (3.75 x 2.47)

Fitted kitchen with wood trim finish wall and matching base units with work surfaces over, single drainer stainless steel sink unit. space and plumbing for a washing machine, electric cooker, part tiled walls, fridge/freezer, double glazed window to rear aspect, electric fan heater.

### Bedroom 1

10'4" x 9'4" (3.15 x 2.85)

Double glazed window to rear aspect, electric panel heater, fitted carpet.

### Bedroom 2

15'1" x 6'7" (4.61 x 2.03)

Double glazed window to front aspect, night storage heater, fitted carpet.





### Bathroom

Coloured suite comprising panelled bath, pedestal wash basin, low level wc, part tiled walls, electric fan heater.

### Outside

There are communal grounds with a bin store. The property also has the benefit of a garage.

### Tenure

Leasehold

125 year lease which commenced in 1988.

Service charge and ground rent is approximately £2120 per annum - can be paid in two six monthly payments

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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.

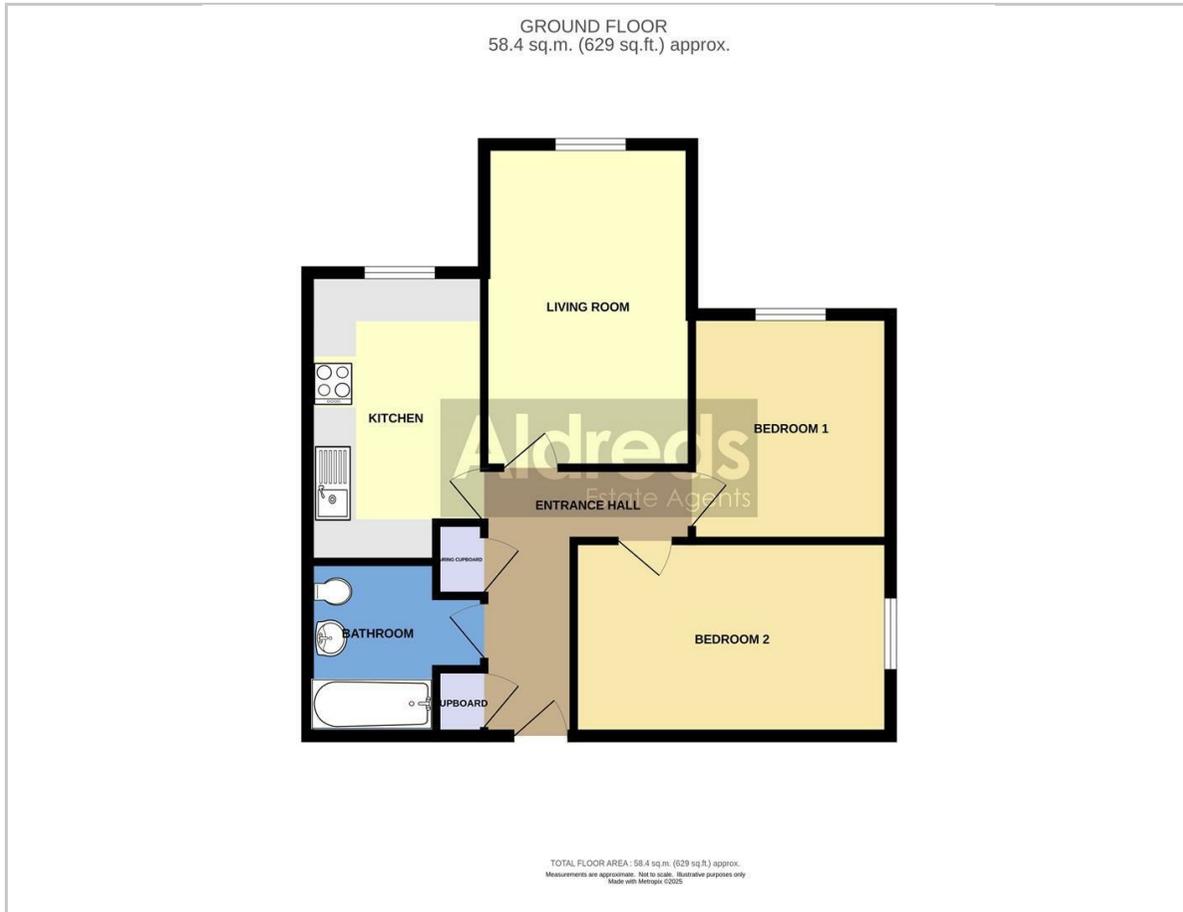
### Directions

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: Y12575/11/25/CF



## Floor Plan



## Viewing

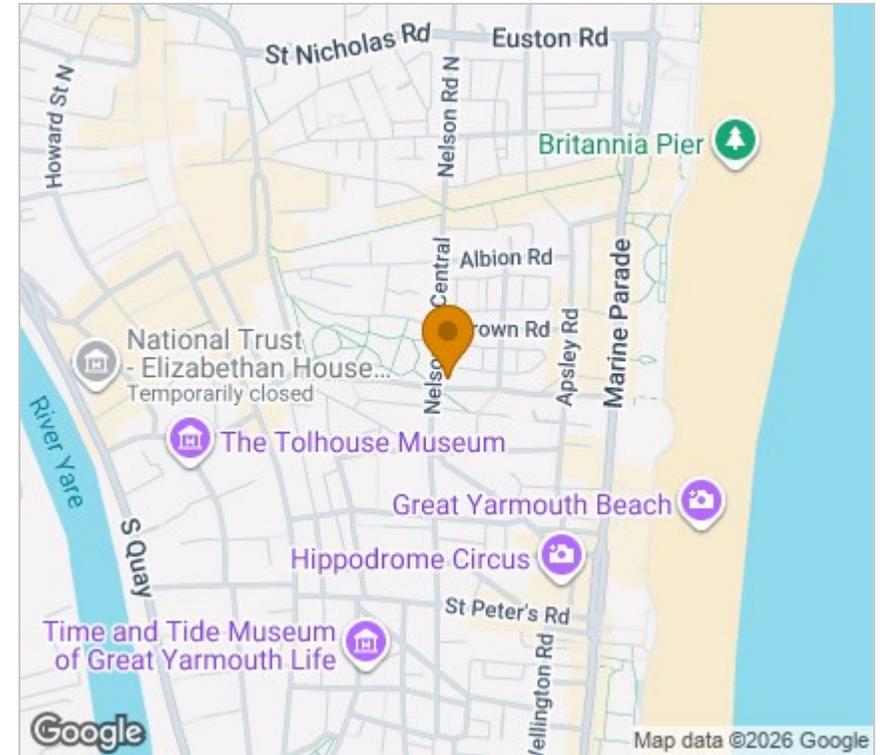
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

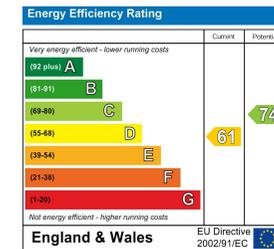
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## Area Map



## Energy Efficiency Graph



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