

Aldreds
Estate Agents



16 The Great Court Royal Naval Hospital
Great Yarmouth NR30 3JU
Auction Guide £190,000



16 The Great Court Royal Naval Hospital

Situated in the corner of the Great Court in this historic Great Yarmouth building, Aldreds are delighted to offer this rare opportunity to acquire a Grade II listed period ground floor apartment. The property offers many traditional & original features and the benefits of a spacious entrance hall, wonderful open plan lounge/dining room, fitted kitchen, study/bedroom three, two further bedrooms, en-suite bathroom and additional shower room. The property also benefits from gas central heating. Outside there is a larger than average rear garden, a driveway for car parking and a separate garage en-bloc. Carpets as fitted are included in the asking price. An early viewing is strongly recommended.

Communal Entrance

External storage facility, security entry, part glazed wood panelled door to:

Entrance Hall

Built in airing cupboard housing the hot water cylinder with shelved storage space, double radiator, access to the loft space where the cold water tank is stored, fitted carpet, doors leading off to:

Lounge/Dining Room

23'11" x 15'1" (7.31 x 4.61)

A delightful double aspect room with sash windows providing views over the Great Court quadrangle and rear garden, four ornate radiators, tv point, fitted carpet, door to:

Study/Bedroom 3

23'11" average x 5'10" (7.31 average x 1.79)

Irregular shaped curved room with sash window to rear aspect, vanity unit with inset wash basin, double radiator, part glazed wood panelled door to rear, wall mounted Baxi gas fired boiler.

Kitchen

14'9" x 9'10" (4.52 x 3.02)

Extensively fitted with a range of medium oak fronted wall and matching base units with light finish work tops over, single drainer one and a half bowl sink unit, integrated washing machine, fridge/freezer, four ring gas hob with incorporated extractor hood over, built in electric double oven with convection microwave over, concealed plumbing for a dishwasher, part tiled walls, wood effect laminate flooring, double radiator, sash window to rear part glazed wood panelled door to rear, space for a table.

Bedroom 1

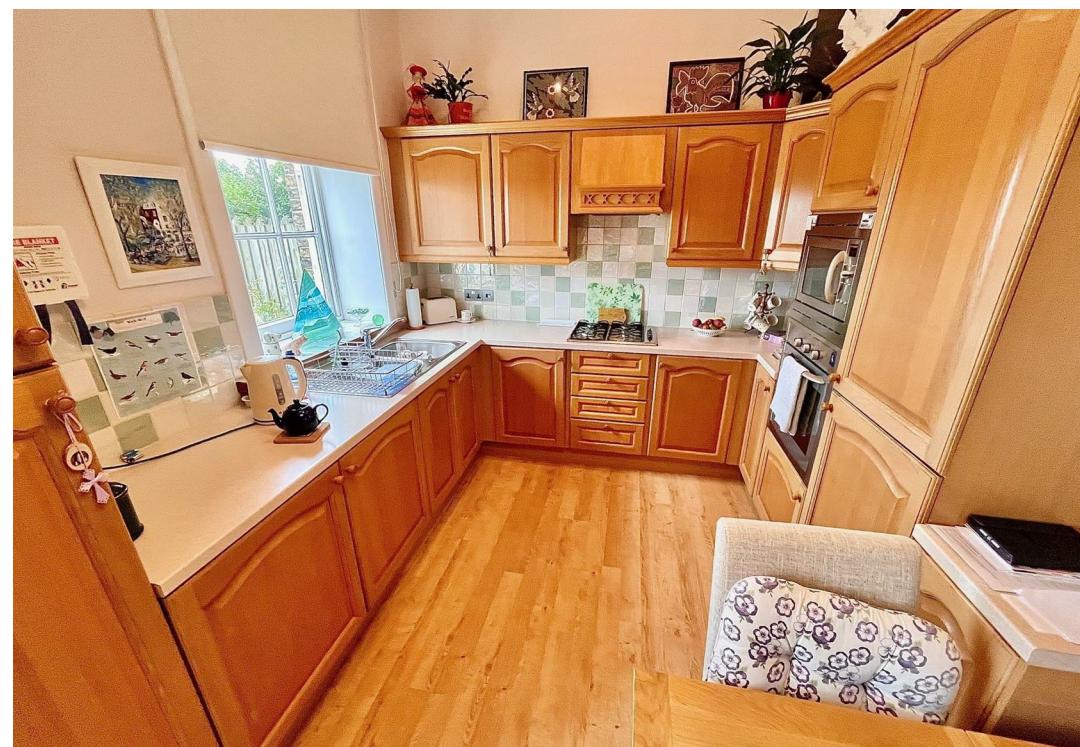
13'9" x 9'3" (4.21 x 2.84)

Sash window overlooking the quadrangle, fitted wardrobes and dressing table unit, ornate radiator, fitted carpet, door to:

En-Suite Bathroom

6'7" x 6'4" (2.03 x 1.95)

Quality white suite comprising panelled bath, pedestal wash basin, low level wc, part tiled walls, extractor fan, radiator, light/shaver point, sash window overlooking the quadrangle.





Bedroom 2

12'2" x 9'8" (3.71 x 2.97)

Including fitted bedroom furniture with wardrobes with central pull out swivel shelf for a tv, ornate radiator, window to rear aspect, fitted carpet.

Shower Room

9'4" x 6'4" (2.86 x 1.94)

Quality suite with tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, part tiled walls, tiled flooring, chrome radiator/towel rail, sash window overlooking the quadrangle.

Outside

This superb property is fully complimented by stunning landscaped gardens which are of a generous size and accessed to the rear by a gate leading through a planted timber pergola with pathway and adjacent concealed storage space for waste bins etc. The main garden has been carefully planned and planted with a variety of specimen planting flanked by lawn and a large terrace with a summerhouse. In the far corner of the garden there is also a greenhouse and shed. The gardens are enclosed on all boundaries and provide a tranquil space to relax in. Just outside of the boundary is driveway parking and across the road is a useful Freehold Single Garage with power connected and mezzanine storage area and parking in front.

Tenure

Leasehold on a 999 year lease which commenced on 1st July 1997. A yearly service charge payable - current payment for 2024 - £2764.87 which includes electric to the garage, maintenance to the communal areas and buildings insurance.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 Queens Road, continue over the traffic lights where the Royal Naval Hospital can be seen on the right hand side. On entering the Hospital via security gates turn left at the bottom and follow the road around to the right where the property is immediately on the right hand side.

Ref: Y12170/07/24/CF



Floor Plan

GROUND FLOOR
106.3 sq.m. (1144 sq.ft.) approx.



TOTAL FLOOR AREA: 106.3 sq.m. (1144 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



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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