



**Aldreds**  
Estate Agents

Esplanade Court North Drive  
, Great Yarmouth, NR30 1AE  
£235,000



# Esplanade Court North Drive

, Great Yarmouth, NR30 1AE

With splendid views of the sea and Great Yarmouth Beach, we are pleased to offer this spacious and well presented, first floor, two bedroom seafront apartment in the sought after Esplanade Court. There is a lift available in the communal and intercom controlled entrance hall. The apartment offers an entrance hall, lounge with balcony, kitchen/diner, master bedroom with ensuite bathroom, bedroom 2 and a shower room. Gas central heating and double glazing. Gated allocated parking and communal gardens

## Entrance Hall

Intercom system

## Lounge

**17'10" x 13'1" (5.46 x 4)**

Double glazed French doors to balcony, double glazed window to front aspect, radiator

## Kitchen/Diner

**18'4" x 12'1" (5.6 x 3.7)**

Base & wall units with worktops, two double glazed window to side aspect, plumbing for dishwasher, plumbing for washing machine, part tiled walls, tiled floor, gas hob, electric oven

## Master Bedroom

**12'7" x 12'2" plus recess (3.86 x 3.71 plus recess)**

Double glazed window to rear aspect, radiator

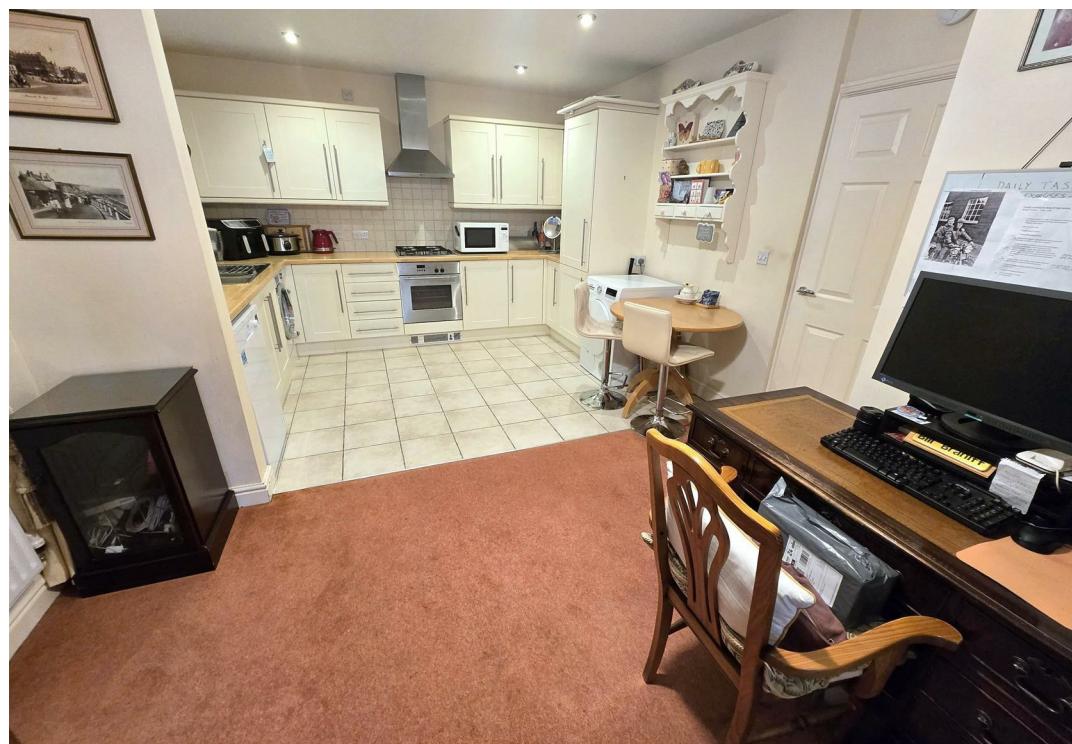
## Ensuite Bathroom

Panel bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

## Bedroom 2

**13'5" x 9'5" (4.11 x 2.88)**

Double glazed window to rear aspect, radiator





### Shower Room

6'1" x 5'10" (1.86 x 1.8)

Shower in tiled cubicle, hand basin, low level WC, tiled walls

### Outside

Communal Garden. Allocated parking to rear. Balcony with sea views

### Tenure

Leasehold - Terms remainder of a 999 year lease. - 976 years left. Annual maintenance charge and ground rent of around £1400 per annum variable and includes buildings insurance.

### Council Tax

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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

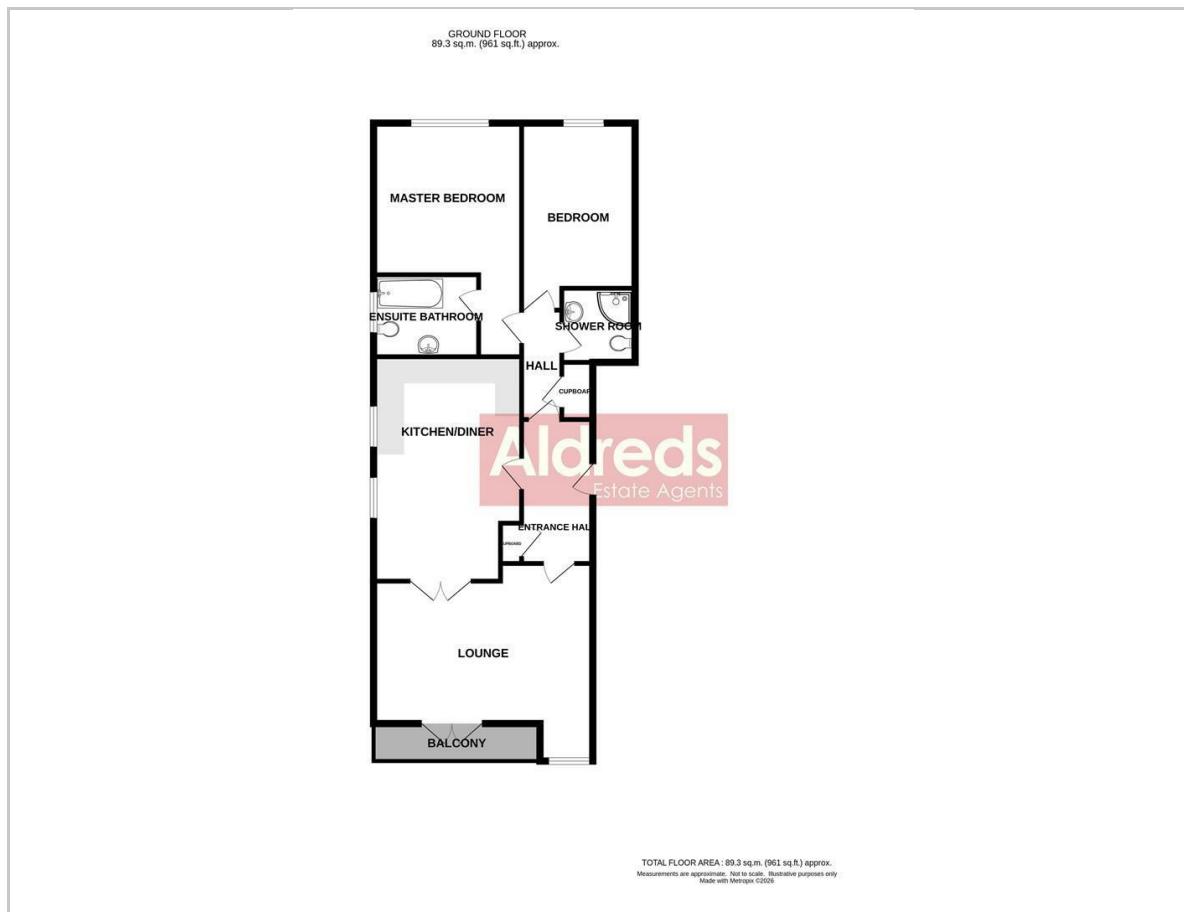
### Directions

From Haven Bridge proceed north along North Quay to the roundabout, take the right hand exit. Proceed along the dual carriageway to the 3rd set of traffic lights taking a left turning into St Nicholas Road. Proceed past the Sainsburys Superstore and through the next set of traffic lights down to the sea front. Turn left and the property is situated approximately 300 yards on the left hand side.

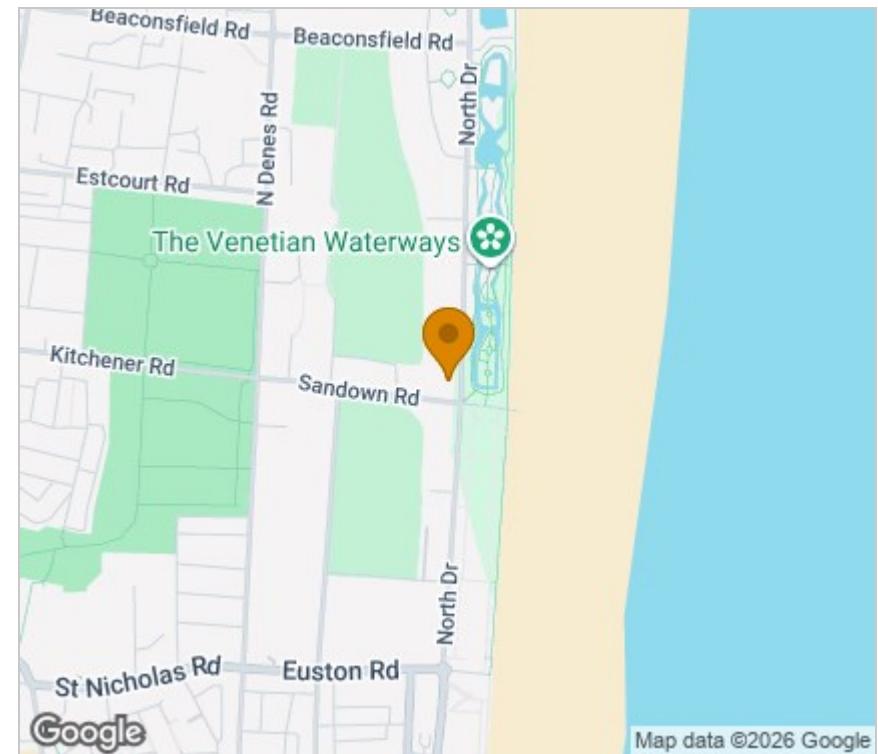
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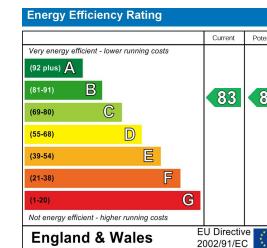
## Floor Plan



## 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.

### Disclaimer

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