

**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.

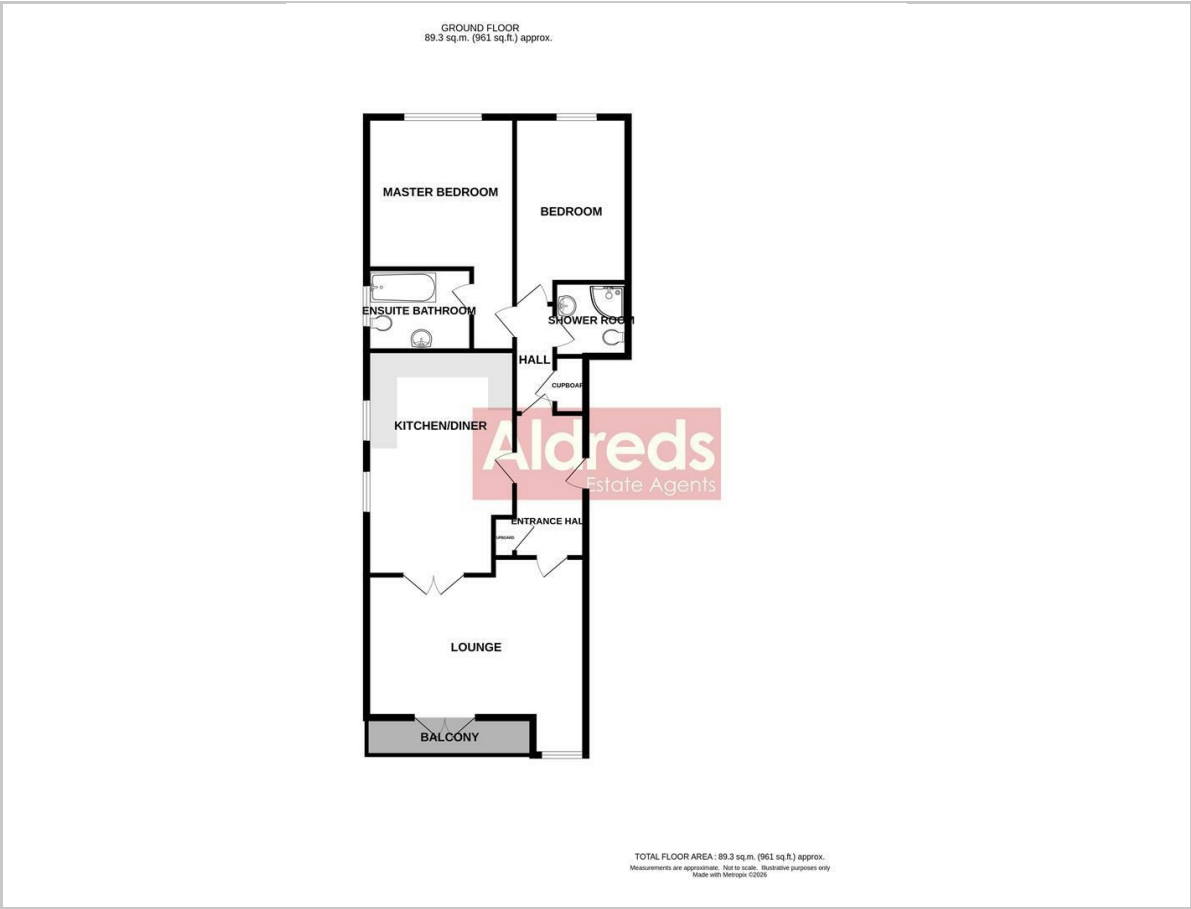
### Directions

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.

Ref Y12610/01/26



Floor Plan

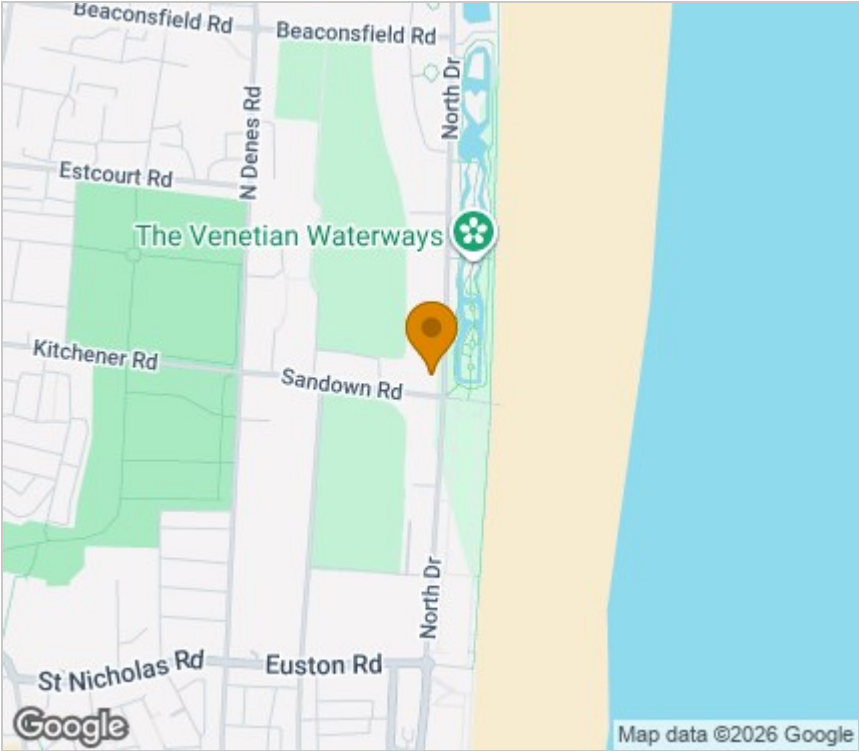


Viewing

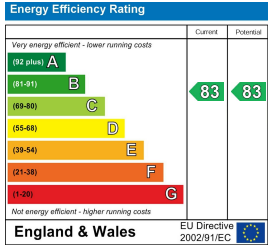
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>  
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA