

**Aldreds**  
Estate Agents



14 The Great Court Royal Naval Hospital

, Great Yarmouth, NR30 3JU

Price Guide £190,000



## 14 The Great Court Royal Naval Hospital

, Great Yarmouth, NR30 3JU

\*GUIDE PRICE £190,000-£200,000\* Situated in the quadrangle of the Great Court in this historic Great Yarmouth building, Aldreds are delighted to offer this tastefully presented Grade II listed period first floor apartment. The property offers many traditional & original features and the benefits of a spacious entrance hall, living room with feature sash windows overlooking the quadrangle, fitted kitchen, three bedrooms, en-suite shower room and a family bathroom. The property also benefits from gas central heating, new sash windows and a useful store within the communal entrance. Outside the property faces a southerly aspect on to the communal grounds with a designated area for car parking and the added benefit of a garage. Carpets as fitted are included in the asking price. Offered Chain Free. An early viewing is strongly recommended.

### Common Entrance Hall

Security entry phone, internal store, wood panelled door to:

### Entrance Hall

Two radiators, stripped wood and varnished flooring, built in utility cupboard with plumbing for a washing machine, doors leading off to:

### Living Room

24'5" x 15'7" narrowing to 12'7" (7.45 x 4.75 narrowing to 3.85)

Stunning room with sash windows overlooking the quadrangle and rear aspects, three ornate radiators, two chimney breasts one of which has an inset cast iron wood burner, tv point, wall lights, fitted carpet, door to:

### Bedroom 3/Study

7'0" x 6'11" (2.15 x 2.11)

Sash window overlooking the quadrangle, ornate radiator, telephone point, stripped wood and varnished flooring, high level storage.

### Kitchen

10'11" x 10'2" (3.33 x 3.10)

Quality fitted kitchen with a range ow medium oak fronted wall and matching base units with work surfaces over, recess with a gas range cooker, American style fridge/freezer, one and a half bowl white ceramic sink. breakfast bar, part tiled walls, stripped wood and varnished flooring, ornate radiator, sash window to rear aspect.

### Bedroom 1

13'9" x 9'10" (4.20 x 3.00)

Including the chimney breast, two ornate radiators, two sash windows to rear aspect, fitted carpet, door to:

### En-Suite Shower Room

9'6" x 7'9" (2.91 x 2.38)

Recently fitted suite comprising a double width walk in shower cubicle with mains fed shower fitting, low level wc, wall hung basin, mainly tiled walls, wood effect laminate flooring, sash window to rear.





### Bedroom 2

13'8" x 9'7" (4.17 x 2.94)

Including the chimney breast with a cast iron fireplace, ornate radiator, sash window overlooking the quadrangle, fitted carpet.

### Family Bathroom

9'3" x 6'2" (2.83 x 1.89)

Recently fitted suite comprising a panelled bath with shower mixer attachment, low level wc, hand wash basin, half tiled walls, towel rail/radiator, sash window overlooking the quadrangle, fitted mirrors, wood effect laminate flooring.

### Outside

The Great Court is accessed via security entry gates which lead to the designated car parking area and beyond access in to the main Great Court quadrangle where there is a large area of south facing communal gardens.

### Tenure

Leasehold on a 999 year lease which commenced on 1st July 1997. A yearly service charge payable - current payment for 2025/2026 - £2262 which includes maintenance to the communal areas and buildings insurance and is reviewed annually from April. The vendor advises that fees for 2026 have been paid.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Services

Mains water, electric, gas and drainage.

### 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.

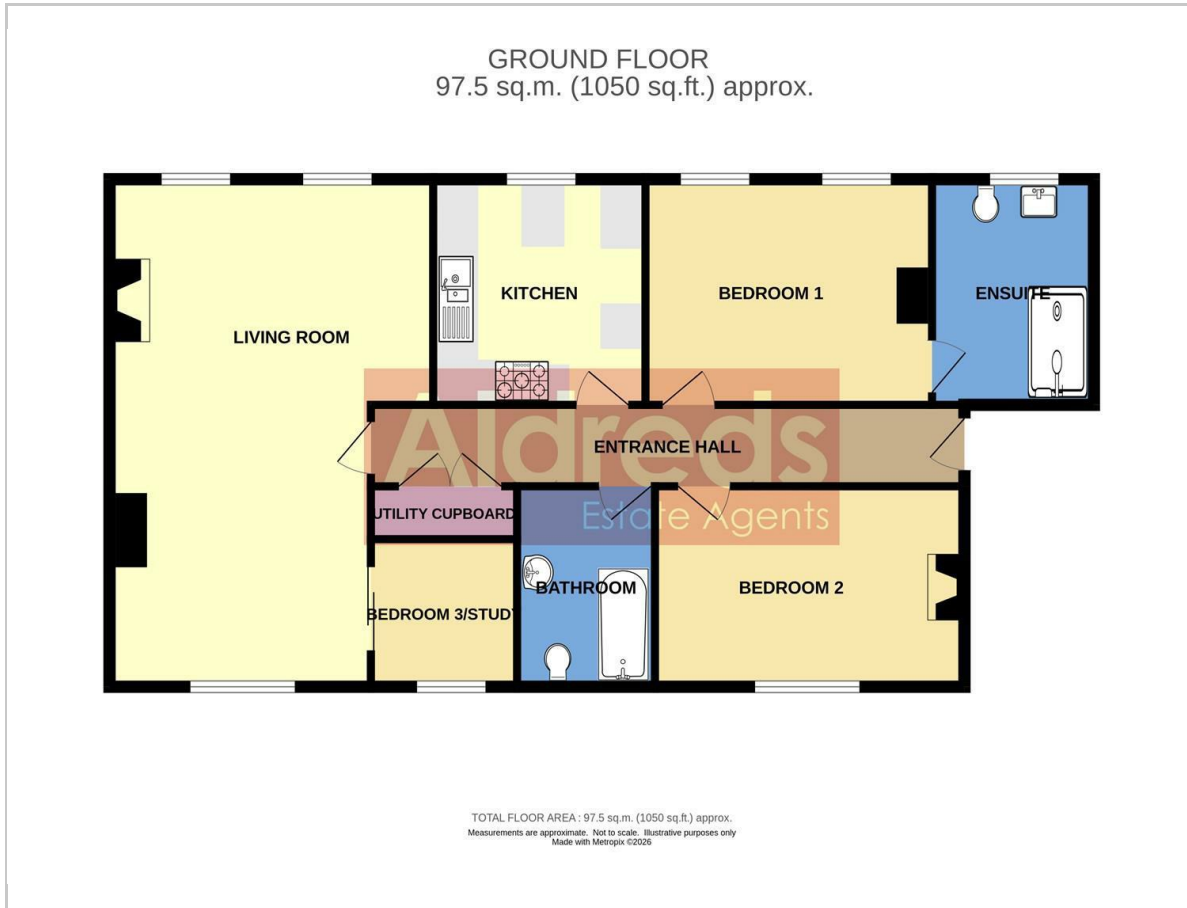
### Directions

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 continue to the bottom and park in the car park and access the Great Court via the arched gated access in front of the car park.

Y12700/04/26/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

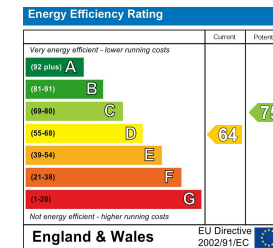
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## Area Map



## Energy Efficiency Graph



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