



Aldreds
Estate Agents

Apartment 2 11 South Quay

, Great Yarmouth, NR30 2QH

£125,000



1



1



1



C

Apartment 2 11 South Quay

, Great Yarmouth, NR30 2QH

Aldreds are pleased to offer this stunning first floor apartment which forms part of a converted grade II listed building with panoramic river views from the front of the building. The property has been sympathetically and stylishly designed to provide a luxury living space on one level with accommodation comprising of a common entrance hall with security entry phone, entrance hall with utility cupboard, superb open plan kitchen/living room overlooking the river, double bedroom with built in wardrobes and a luxury shower room. The property also has sash windows and gas fired central heating. Offered chain free.

Common Entrance Hall

Security entry phone, entrance door to:

Entrance Hall

Built in storage cupboard, double width utility cupboard with space and plumbing for a washing machine, wood effect LVT flooring, radiator, doors leading off to:

Open Plan Kitchen/Living Room

20'8" x 13'4" (6.30 x 4.08)

Superb room with three sash windows overlooking the river, chimney breast with wall mount tv point, radiator, wood effect LVT flooring. Kitchen area with fitted cream gloss wall and matching base units with beige polished finished square edge work surfaces over, built in electric oven, four ring ceramic hob with glass splashback panel and extractor hood over, integrated fridge/freezer, recessed spot lights, single drainer stainless steel sink unit.

Bedroom

12'5" x 10'3" (3.79 x 3.14)

Plus a bank of fitted wardrobes to one wall where the gas combination boiler is also house, tv point, sash window to rear, fitted carpet, radiator.





Shower Room 6'10" x 6'8" (2.10 x 2.05)

Luxury suite comprising a large walk in shower enclosure with a mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, extractor fan, spot lights, radiator, underfloor heating.

Tenure

Leasehold - 125 Year lease that commenced in 2019 with a ground rent of £248.20, maintenance and service charge of £1230.05 per annum.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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.

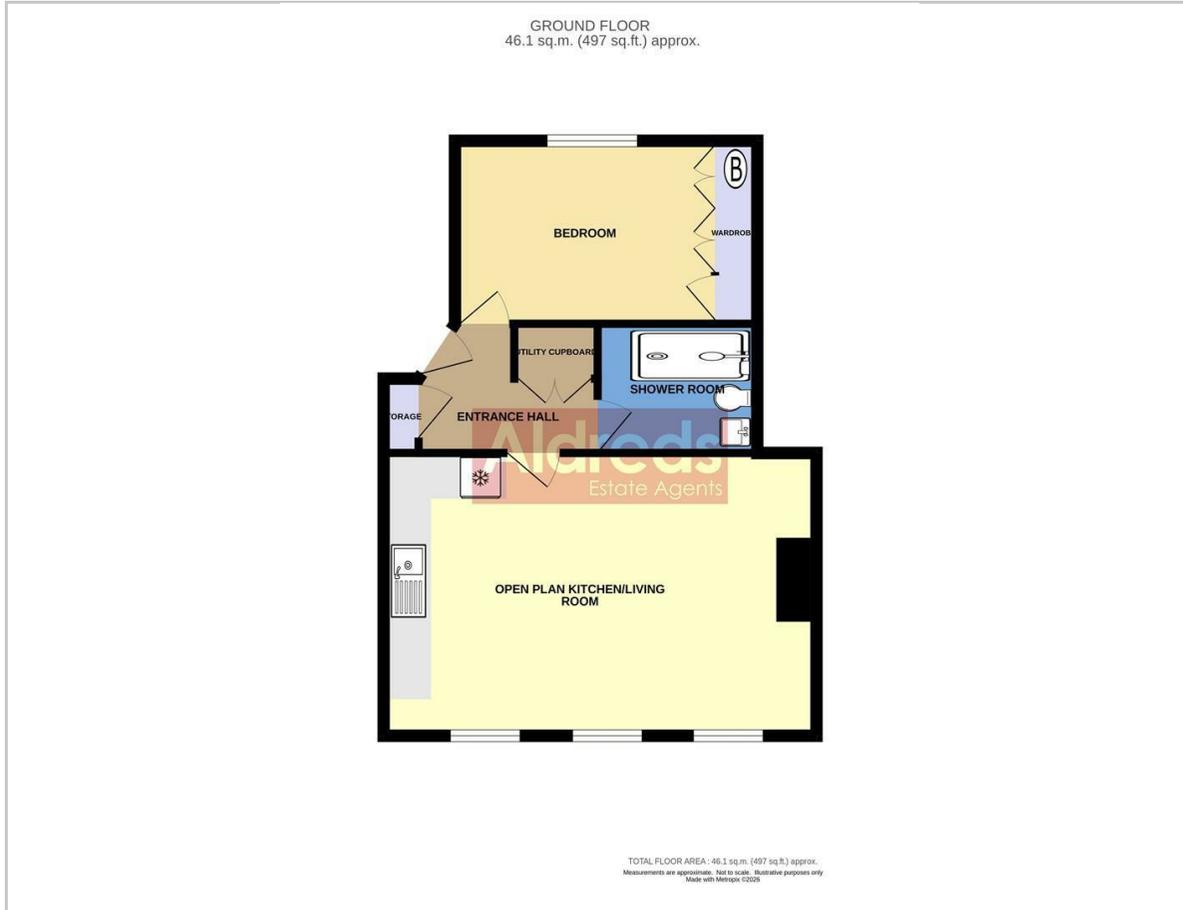
Directions

From the Yarmouth office head south along South Quay where the property can be found on the left hand side just before the traffic lights.

Y12620



Floor Plan



Viewing

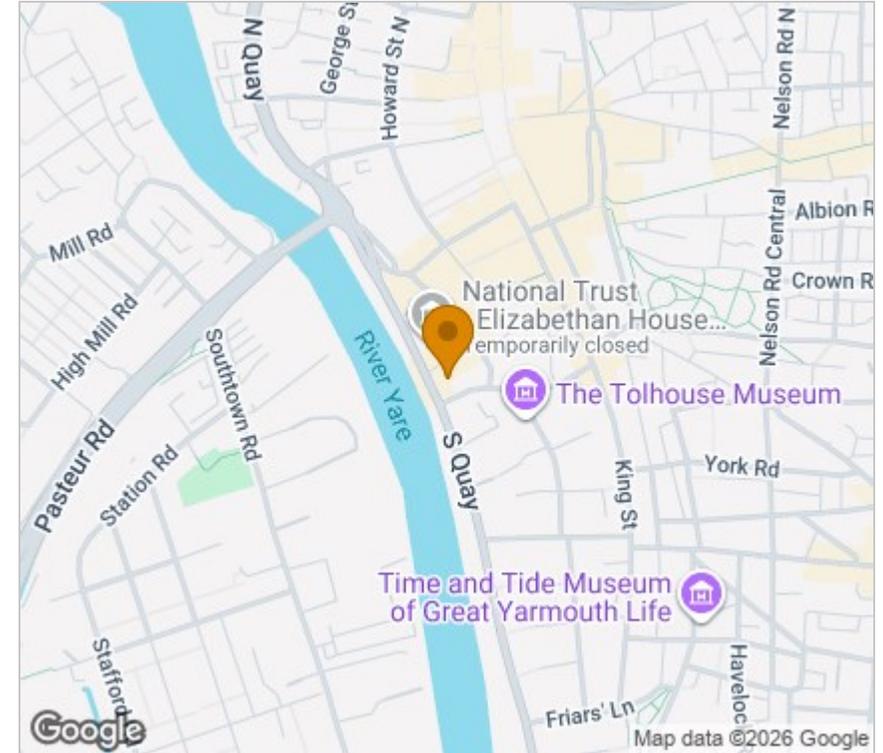
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

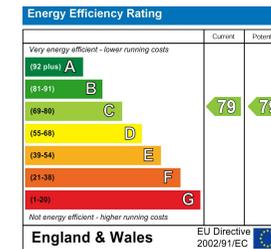
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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 <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