



Aldreds
Estate Agents

22 Falcon Court
, Great Yarmouth, NR30 1PT

£80,000



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Aldreds are pleased to offer this spacious ground floor flat which is part of a purpose built complex in a very convenient location close to the town centre and local amenities. The property has a security entry phone servicing the property, gas central heating and double glazed windows. The accommodation comprises of a common entrance hall, entrance hall, living room, kitchen, double bedroom and bathroom. Outside there are communal grounds and residents parking. The property is offered chain free and would make an ideal first home or investment purchase.

Common Entrance Hall

Security entry phone, brick built storage cupboard, part glazed wood panelled entrance door to:

Entrance Hall

Radiator, built in utility cupboard and two additional built in cupboards, doors leading off to:

Living Room

13'3" x 9'8" (4.06 x 2.97)

Double glazed window to front aspect, radiator, television point.

Kitchen

8'1" x 7'5" maximum (2.47 x 2.27 maximum)

Fitted wood grain finish kitchen with wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, electric cooker point, tiled flooring, double glazed window to front aspect.

Bathroom

White suite comprising panelled bath with mains fed electric shower fitting over, part tiled walls, wash basin, low level wc, radiator, extractor fan, frosted double glazed window to rear aspect.





Bedroom

16'7" x 8'5" (5.07 x 2.59)

Including two wardrobe cupboards, two radiators, double glazed window to front aspect.

Outside

Communal grounds with a drying area, bin store and residents non allocated parking.

Tenure

Leasehold - 125 year lease which commenced in July 1992 - Ground rent £10 p.a.

Service charge approximately £500 per annum payable to Great Yarmouth Borough Council.

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 Haven Bridge proceed North along North Quay for approximately 400 yards, turn right into The Conge, continue just past the butchers on the left hand side, take the next turning left into a service road where the property can be found on the right hand side just past The Palace Bingo.

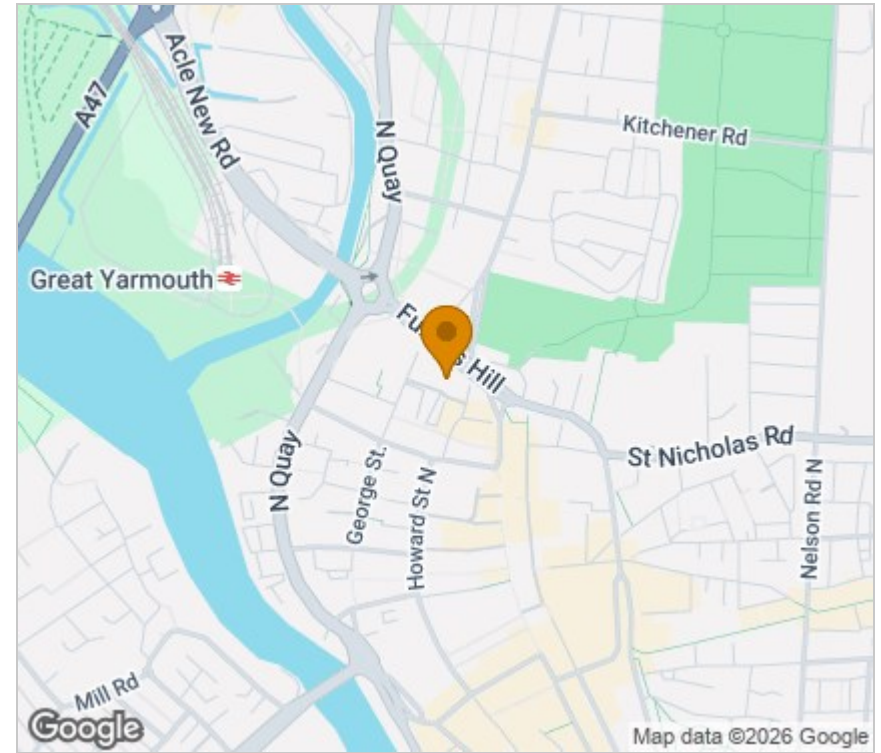
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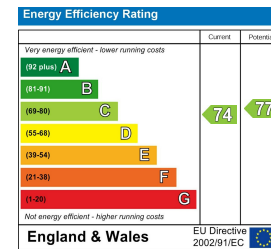
Floor Plan



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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