



1 Sycamore Green  
Gorleston, NR31 8EW  
£129,950



# 1 Sycamore Green

Gorleston, NR31 8EW

\*\*\*CHAIN FREE\*\*\* An excellent opportunity to acquire this conveniently located two-bedroom ground floor apartment. Presented in 'turn key ready' condition, this property is perfect for those looking to move straight in. Benefiting from easy mobility access via a ramp, the apartment features gas central heating throughout.

Externally, the property includes a practical external storage shed and residents benefit from communal parking facilities where no permit is required. There is also access to pleasant communal grounds. Ideal for first-time buyers, downsizers, or investors seeking a hassle-free purchase. Early viewing is recommended.

## Entrance hall

Vinyl floor, access to two bedrooms, lounge, kitchen and wet room with storage cupboard, boiler cupboard and a radiator.

## Lounge

13'9" x 11'5" (4.2m x 3.5m)

Carpet floor, double glazed window to front, radiator.

## Kitchen

10'5" x 10'9" (3.2m x 3.3m)

Vinyl floor, double glazed window to rear, radiator, laminate counter tops with integrated cooker, grill and gas hob with extractor fan. Stainless steel sink and draining board, space for washing machine and fridge freezer.

## Bedroom 1

9'10" x 13'5" (3.0m x 4.1m)

Carpet floor, radiator, double glazed window to front, built in double wardrobe.

## Bedroom 2

8'2" x 13'5" (max) (2.5m x 4.1m (max))

Carpet floor, radiator, double glazed window to front.

## Wetroom

6'10" x 5'2" (2.1m x 1.6m)

Vinyl floor, WC, basin, wall mounted shower, double glazed window to rear, tiled walls.





## Outside

To the front, communal parking, grass lawn with concrete path leading the rear of the block. To the rear, courtyard area with communal washing lines. Integral storage shed, concrete mobility ramp leading to front door.

## Council Tax

Great Yarmouth Borough Council - Band A

## Services

Mains gas, electric, water, drainage.

## Tenure

Leasehold: 125 years from 25 September 2006 - £419.64 paid from 01/04/23 - 31/03/24 with additional work done - Approx £300 per annum

## Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

## Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, continue over the roundabout and over the traffic lights, turn left into Westbrook Avenue, right onto Almond Road and then right into Sycamore Green.

## What3Words

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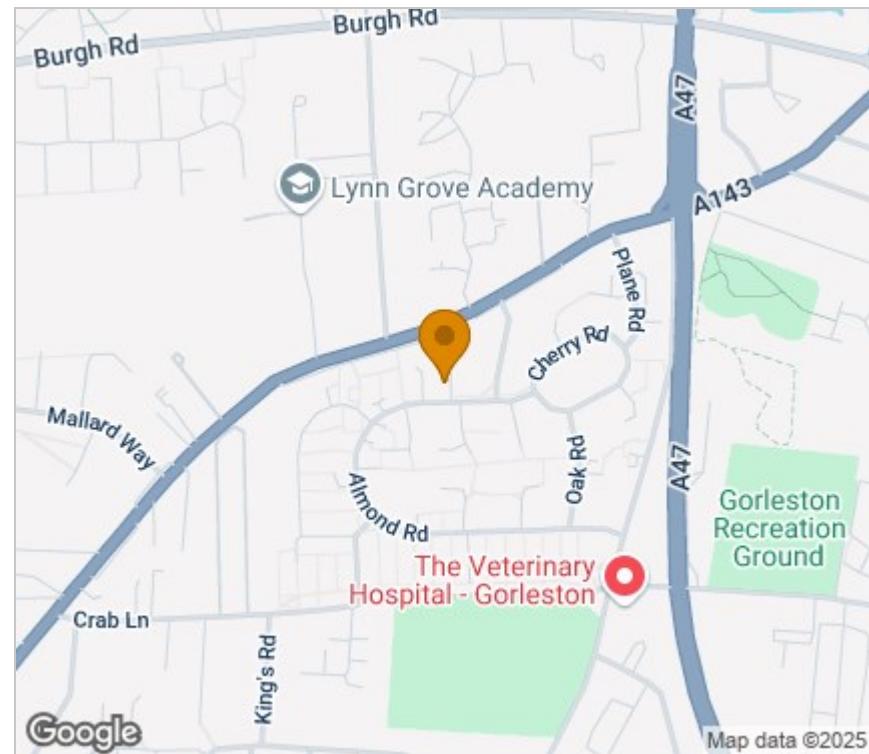
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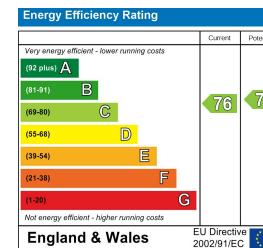
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600  
if you wish to arrange a viewing appointment for this property or require further information.

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