

**Aldreds**  
Estate Agents



Flat 1, 37 Pavilion Road  
Gorleston, NR31 6BZ  
Offers Over £165,000



## Flat 1, 37 Pavilion Road

Gorleston, NR31 6BZ

This fantastic ground floor flat offers a wonderful opportunity, boasting two generous double bedrooms and attractive river views. Meticulously maintained throughout, it presents an ideal first-time buy and already serves as a lucrative holiday let, making it an excellent investment.

Enjoy the convenience of front and rear access, along with a short walk to the beach. The property benefits from convenient transport links and amenities nearby, and includes a 1/3 share of the freehold, adding to its appeal.

### Communal Entrance Hall

Entrance via front door, stairs to first floor, door access to flat.

### Entrance Hall

Carpet floor, radiator, access to lounge, kitchen, two bedrooms and bathroom.

### Lounge

12'10" plus bay x 12'6" (3.92 plus bay x 3.82)

Double glazed window to front aspect, radiator.

### Kitchen/Dining Room

15'8" x 9'8" (4.78 x 2.96)

Base and wall mounted storage units with worktops, double glazed window to side aspect, double glazed window to rear aspect, stable door to rear, plumbing for washing machine, plumbing for dishwasher, gas hob, electric oven, radiator.

### Bedroom 1

12'8" x 11'1" (3.87 x 3.39)

Double glazed window to side aspect, radiator.

### Bedroom 2

10'11" x 10'6" (3.33 x 3.22)

Double glazed window to side aspect, radiator.

### Shower Room

10'10" x 6'9" (3.31 x 2.06)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, part tiled walls, heated towel rail.





### Outside

The property has a West facing courtyard garden.

### Tenure

Leasehold (1/3 share of freehold) - Lease Length: 125 years from 07/10/2011 - Maintenance charge £600 per year, paid in £50 monthly installments (variable in the instance of additional necessary maintenance).

### Services

Mains gas, electric, water, drainage.

### Council Tax

Great Yarmouth Borough Council - The property is currently rated for business use as a holiday let.

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth center 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 South along the High Street, at the traffic lights turn left into Baker Street, follow the road round to the right into Pier Plain, follow the road round to the left, turn right into Pavilion Road where the property can be found on the right hand side.

### What3Words

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### Ref

G18345/07/25



Floor Plan



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.

Disclaimer

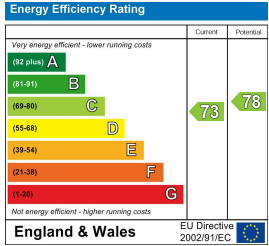
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Area Map



Energy Efficiency Graph



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