

Aldreds
Estate Agents



6 Waterside Court Dock Tavern Lane

, Gorleston, NR31 6SB

Offers Over £145,000



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This stylish, two-bedroom apartment on the top floor of a 2019 development in Gorleston-on-Sea offers a contemporary lifestyle with the added bonus of delightful river views. Inside, the meticulously maintained accommodation features an open-plan design, perfect for modern living, complete with integrated appliances and high-quality LVT flooring, as well as a media wall keeping a neat aesthetic.

The property, which benefits from new carpets as of 2024 and further enhancements added since its completion such as spotlights and a bathtub in the en suite, also boasts an allocated parking space and a very generously sized outside storage bay. Its prime location means you're just a stone's throw away from both the beach and the bustling Gorleston High Street, making this an ideal opportunity for those seeking convenience and coastal living.

Entrance Hall

Wood effect LVT floor, access to cloak room, two bedrooms and kitchen/lounge, radiator with cover. Front door video intercom system.

Cloak room

3'3" x 5'10" (1.0m x 1.8m)

Wood effect LVT floor, wc and basin with vanity unit.

Kitchen/Lounge/Diner

12'9" (max) x 23'11" (3.9m (max) x 7.3m)

Wood effect LVT floor under kitchen/diner, carpet floor in lounge area. 2x Upvc double glazed windows to rear aspect with clear view of the river, one floor to ceiling with new fitted black out blinds. Media wall, radiator. Quartz effect countertops, under counter and wall mounted cupboards. Integrated fridge freezer, cooker with induction hob and extractor fan, dishwasher. Stainless steel sink and draining board. Partial tiled splashback, under cupboard lighting and plinth spotlights.

Bedroom 1

9'6" x 9'2" (2.9m x 2.8m)

Carpet floor, upvc double glazed window to rear aspect, built in storage cupboards, radiator with cover. Access to en suite.

Bedroom 1 En Suite

3'7" x 9'2" (1.1m x 2.8m)

Tile effect lino floor, 3 piece white suite consisting of wc, basin and vanity unit, short, high capacity soak tub. Partially tiled wall, heated towel rail.





Bedroom 2

9'6" x 9'2" (2.9m x 2.8m)

Carpet floor, upvc double glazed window to rear aspect, radiator with cover. Access to en suite.

Bedroom 2 En Suite

3'7" x 8'2" (1.1m x 2.5m)

Tile effect lino floor, wc, basin with vanity unit, double shower cubicle with new wall mounted shower and tile splashbacks. Heated towel rail. Access to boiler cupboard.

Communal area

Carpet floor, access to stairs leading to ground floor with UPVC double glazed front door to block.

Outside

Communal courtyard/parking area with 1 allocated parking space.

Services

Mains gas, electric, water, sewage

Tenure

Leasehold - Lease Length: 125 Years From 2019 - Service Charge £1,200 Per Annum, paid £100 per month. This covers cleaning of the windows, Hoover and cleaning of communal areas, bin storage and emptying, etc.

Council Tax

Great Yarmouth Borough Council - Band A

Directions

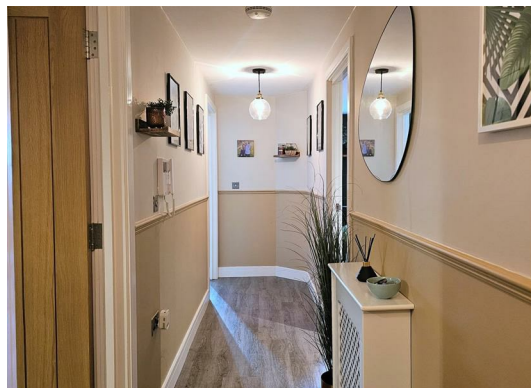
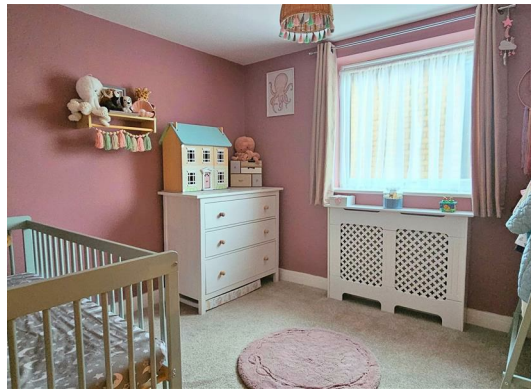
Directly opposite the Gorleston office, head east down Horsey's Lane and continue past Morrisons onto Dock Tavern Lane. Head to the end of the road where you will find the apartment building on your left.

Location

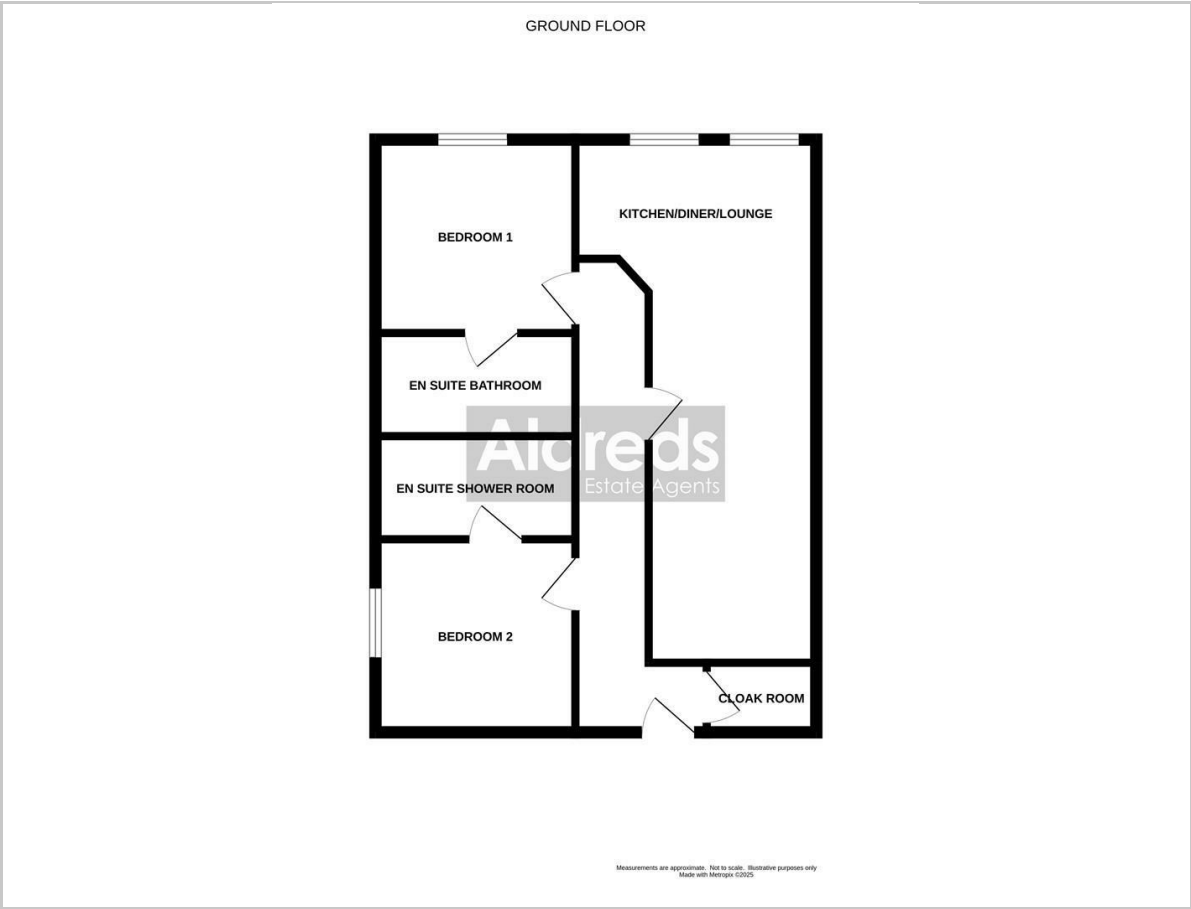
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a fantastic sandy beach.

Ref

G18228/02/25



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.

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Area Map



Energy Efficiency Graph

