



21 Meadow Court, Links Road

Gorleston, NR31 6LB

£70,000





## 21 Meadow Court, Links

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\*Chain Free\* Discover comfortable and secure living in this charming one-bedroom first-floor apartment, ideally located within a quiet and well-regarded over 60's retirement block in Gorleston-on-Sea. The apartment features a bright open-plan lounge/kitchen, perfect for modern living.

Residents benefit from an on-site warden, communal lounge areas, and beautifully maintained gardens, fostering a friendly community. Convenient stair lift access to the first floor is provided. The property offers excellent local amenities and transport links, with James Paget Hospital and Gorleston's sandy beach just a short distance away. Early viewing is highly recommended.

### Entrance Hall

Carpet floor, electric heater, access to lounge/kitchen, shower room, bedrooms and 2 cupboards, care alarm intercom system on wall.

### Lounge/Kitchen

11'1" x 22'7" (max) (3.4m x 6.9m (max))

Carpet floor in lounge, tile floor in kitchen, double glazed windows to side and rear, 3 built in cupboards (2 in lounge, one in kitchen), electric heater, laminate counter tops in kitchen with under counter and wall mounted cupboards, integrated hob and over with extractor fan above, sink and draining board, space for fridge freezer.

### Bedroom

9'6" x 13'9" (2.9m x 4.2m)

Carpet floor, built in wardrobe, double glazed Velux window to rear, electric heater.

### Shower

5'2" x 6'2" (1.6m x 1.9m)

Tile floor, WC, basin, shower cubicle with wall mounted electric shower, partially tiled walls, towel rail.







### Communal Areas

Communal lounge, laundry room, stairs with accessibility lift, warden office, secure entry with intercom system.

### Outside

Communal car park and gardens.

### Tenure

Leasehold - 99 years from 24 August 1985 - Service charge: £1,850 (approx.), paid in halves ever 6 months - Ground rent £75 (approx.) per annum, subject to review every 10 years.

### Services

Mains water, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band A

### 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 south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, turn left at the roundabout into Links Road, turn right into Meadow Court.

### What3Words

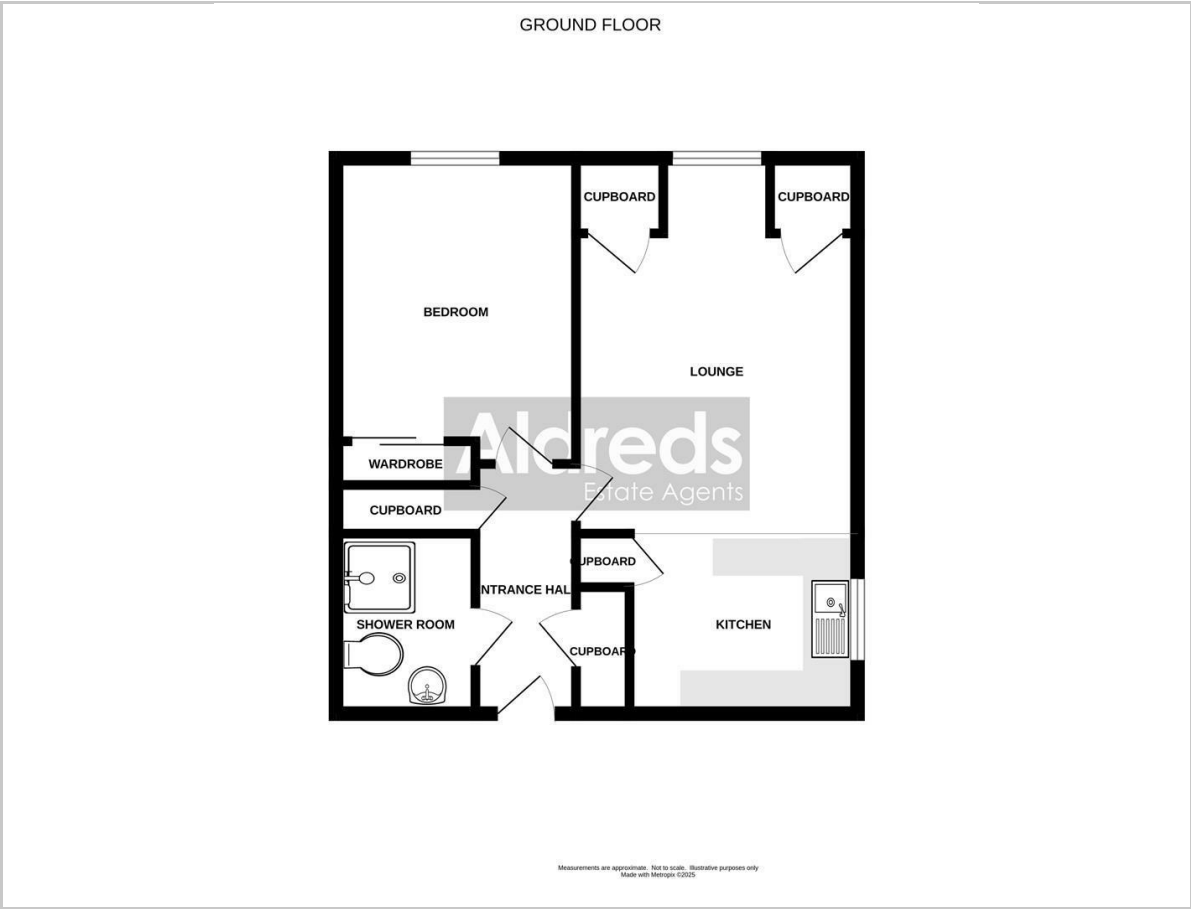
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### Ref

G18323/06/25



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

