



21 Meadow Court, Links Road
Gorleston, NR31 6LB
£70,000



21 Meadow Court, Links

Gorleston, NR31 6LB

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 oven with extractor fan above, sink and draining board, space for fridge freezer.

Bedroom

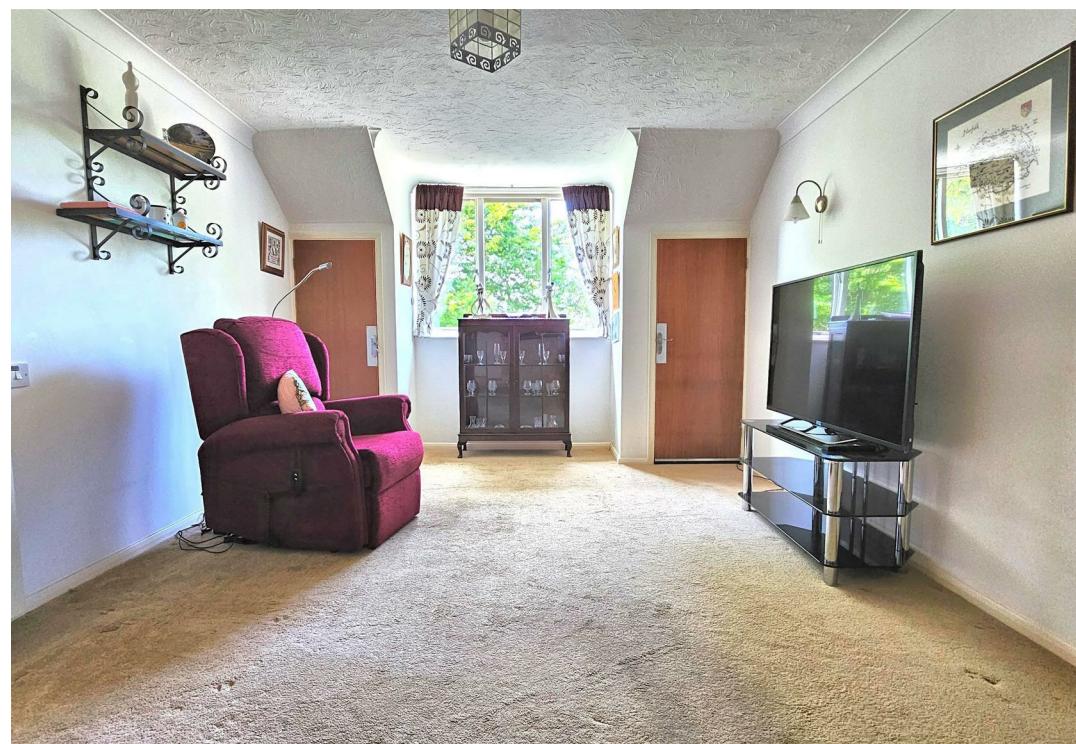
9'6" x 13'9" (2.9m x 4.2m)

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 every 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.

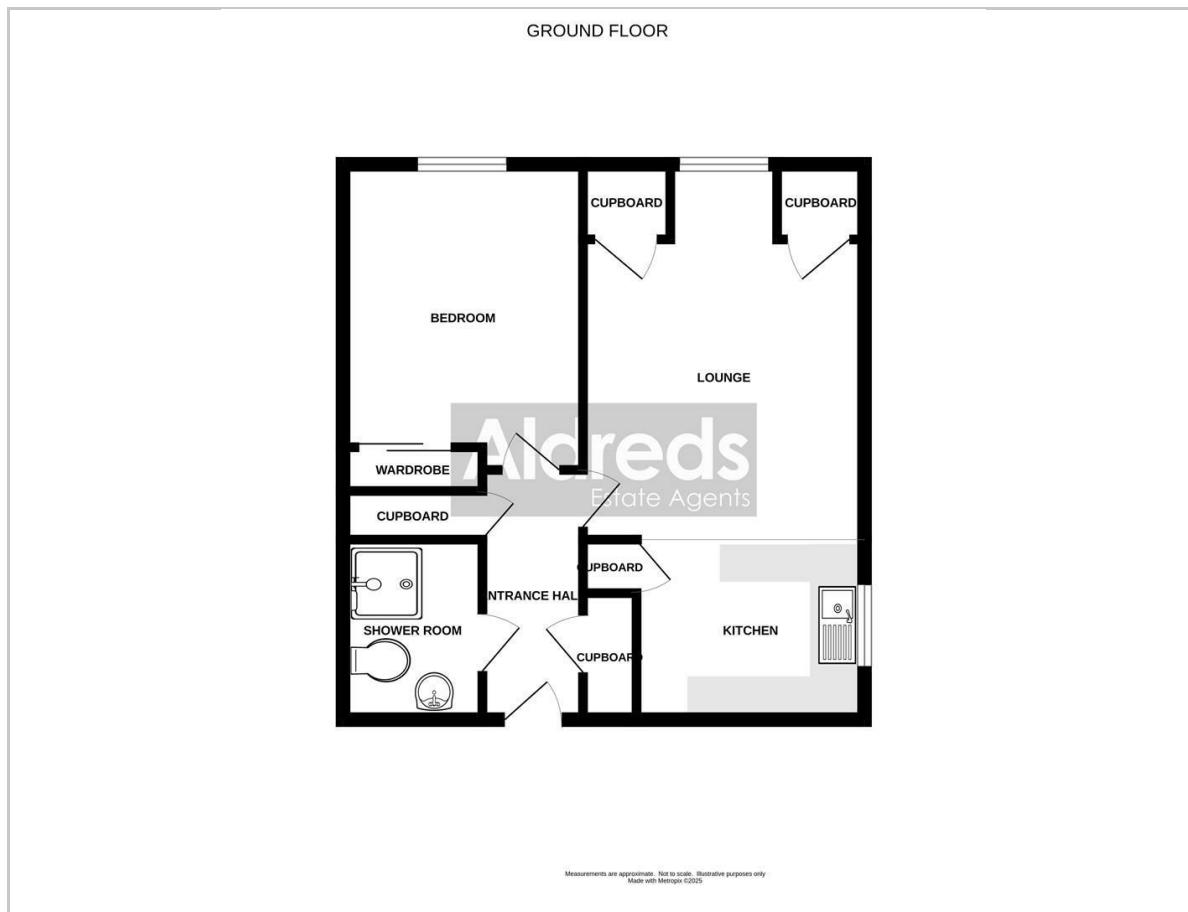
What3Words

///sheds.homecare.judges

Ref

G18323/06/25

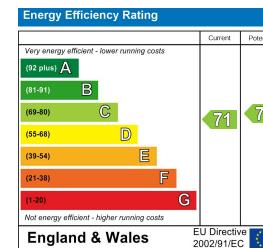
Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA