

**Aldreds**  
Estate Agents



Flat 5, Waterside Court Dock Tavern Lane

Gorleston, Great Yarmouth, NR31 6SB

Offers In Excess Of £150,000





## Flat 5, Waterside Court Dock Tavern Lane

Gorleston, Great Yarmouth, NR31 6SB

Sitting in this popular modern development in this convenient location, Aldreds are pleased to offer this spacious and well presented, modern, two bedroom first floor flat. Allocated parking. The property has an entrance hall, large lounge/diner/kitchen, two bedrooms both with ensuites and a cloakroom. Gas central heating and double glazing. Offered with no chain

### Entrance Hall

Storage cupboard, radiator, communal door intercom

### Lounge/Diner/Kitchen

22'6" x 11'6" (6.86 x 3.52)

Two double glazed windows, radiator, range of base & wall units with worktops, wall mounted gas boiler in cupboard, electric hob, electric oven, integrated fridge/freezer, integrated washing machine

### Master Bedroom

11'10" x 11'1" (3.62 x 3.4)

Double glazed window, radiator, door to

### Ensuite

Shower in cubicle, hand basin, low level WC

### Bedroom 2

11'1" x 7'8" plus recess (3.38 x 2.34 plus recess)

Double glazed window, radiator

### Ensuite

Shower in cubicle, hand basin, low level WC

### Cloakroom

Low level WC, hand basin

### Outside

Allocated parking







### Tenure

Remainder of a 125 year lease from 2019. Annual service charge currently around £1440 per annum

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band A

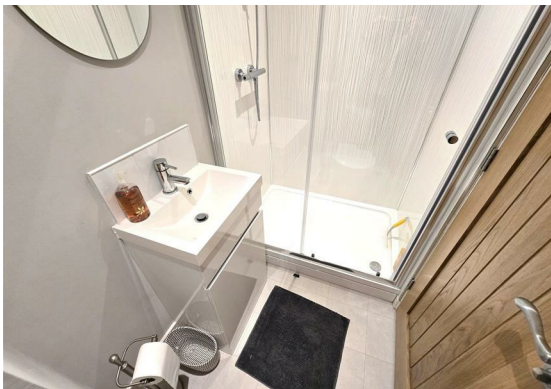
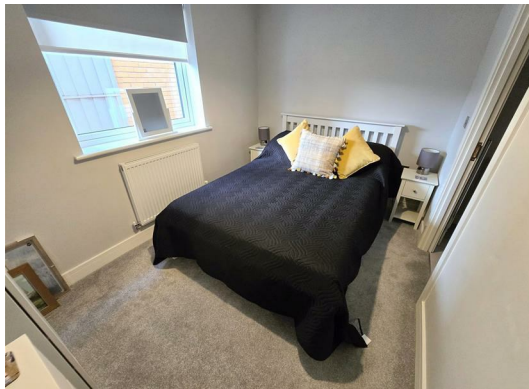
### Location

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.

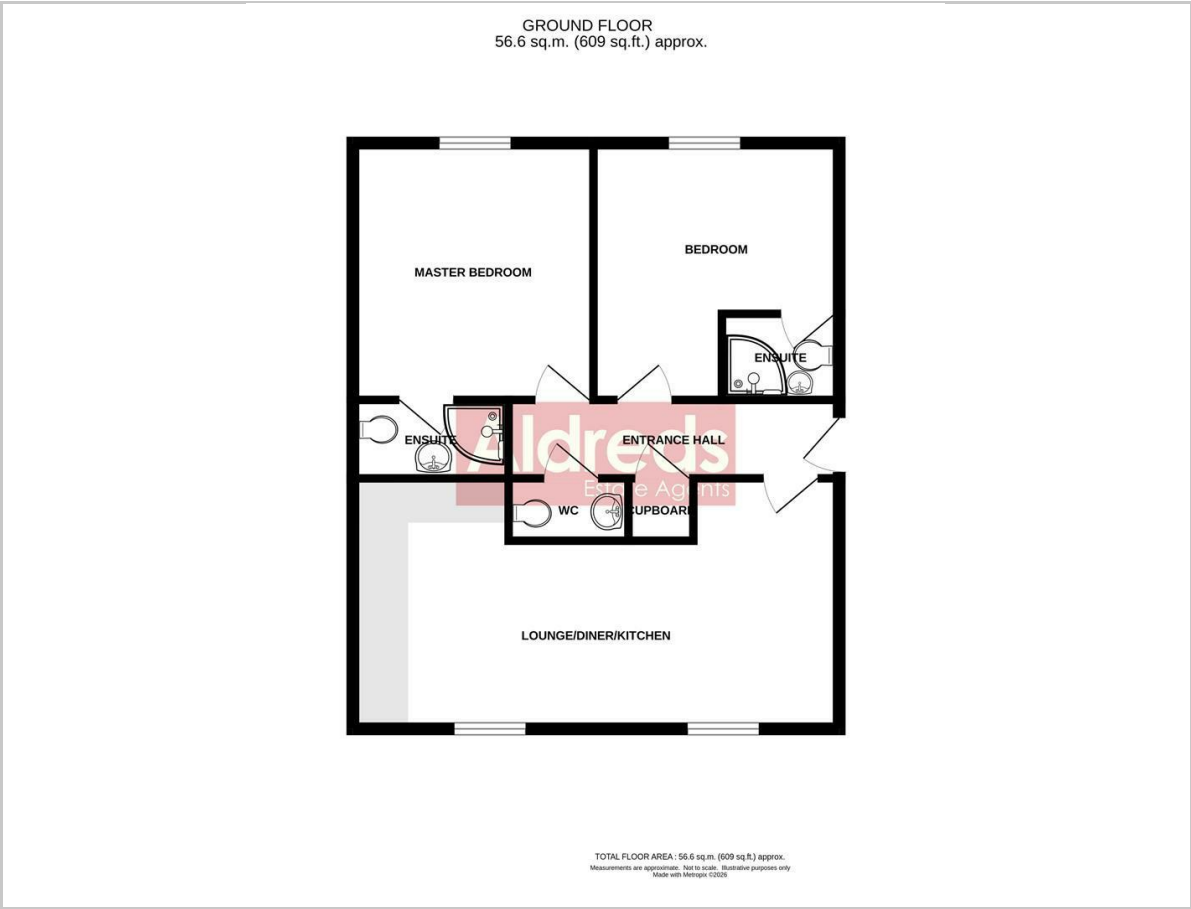
### Directions

From the Gorleston office head straight across the road and towards Morrisons where the property is on the left

Ref G18437/01/26



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

