



28 Meadow Court Links Road
, Gorleston, NR31 6LB
£95,000



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This delightful one-bedroom retirement apartment, exclusively for the over 60s, is situated on the ground floor and is offered chain-free. Featuring electric heating and level access, the property ensures comfort and convenience, with a spacious double bedroom that includes a built-in wardrobe. The bathroom is designed for ease of use, featuring a walk-in bath, while the communal gardens provide a tranquil outdoor space for residents to enjoy. The apartment benefits from a care alarm and intercom system, as well as the support of an on-site warden, offering peace of mind.

Communal Entrance

Secure entry system, access to warden office and communal areas.

Entrance hall

Carpet floor, access to bathroom, bedroom, lounge/kitchen and 2 cupboards, electric heater, front door to hallway. Wall mounted intercom and care alarm system.

Lounge/Kitchen

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

Carpet floor in lounge, vinyl floor in kitchen. Double glazed door and windows to rear aspect looking out to communal lawn area. Space for freestanding fridge freezer, oven and washing machine, integrated sink and draining board, laminate counter tops with wall mounted over and under counter cupboards. Partially tiled kitchen walls.

Bedroom

9'6" x 13'1" (2.9m x 4.0m)

Carpet floor, double glazed window to rear aspect, built in wardrobes.

Bathroom

5'2" x 6'6" (1.6m x 2.0m)

Tile effect vinyl floor, WC, basin built into vanity unit, walk in bath with wall mounted electric shower.





Outside

Privately owned concrete patio outside back door, communal garden with brick wall boundary.

Tenure

Leasehold - 99 years from 24/06/1985. Service charge: £3703.74 per annum. Ground rent: £152.46 per annum. Rent is subject to 10 year reviews.

Council Tax

Great Yarmouth Borough Council - Band A

Services

Mains water, electricity and drainage.

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

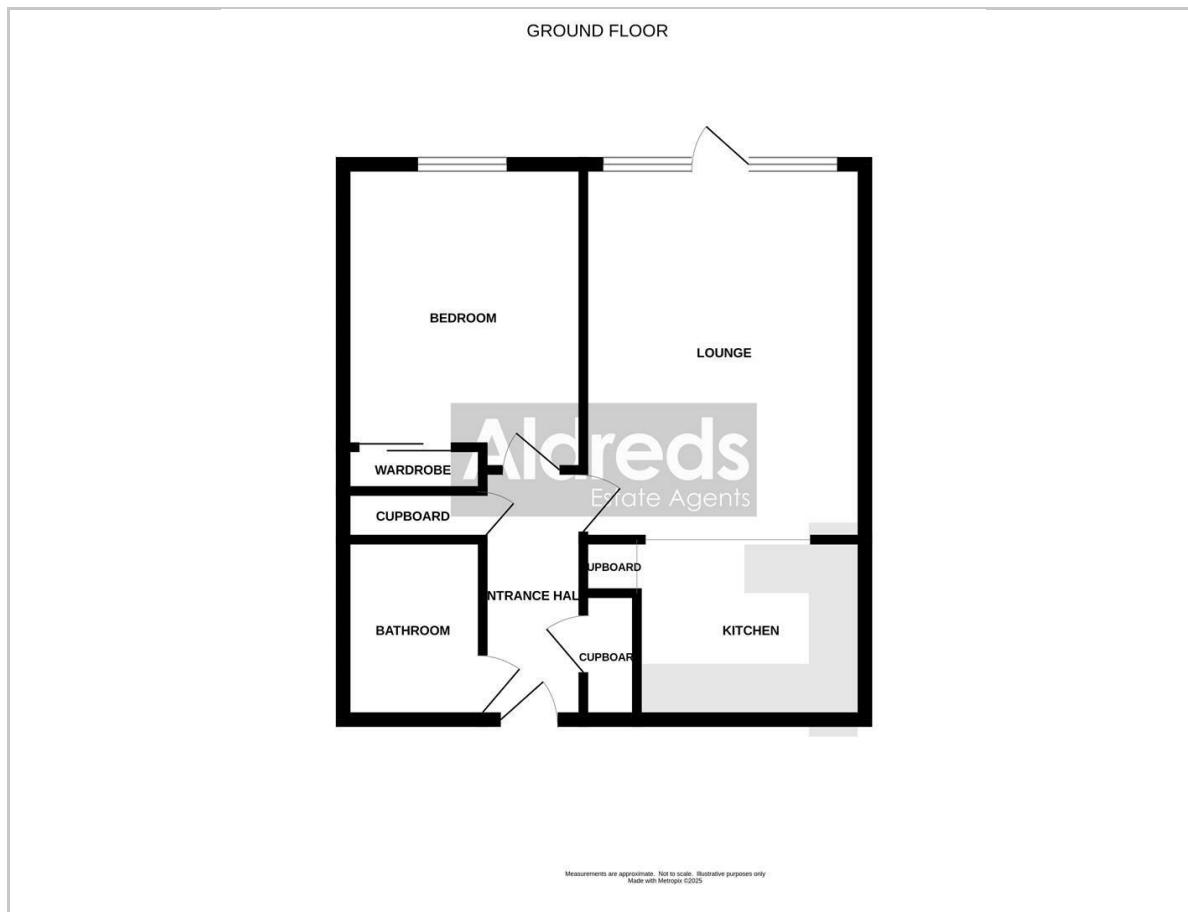
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, turn left at the roundabout into Links Road,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

Ref

G18270/03/25



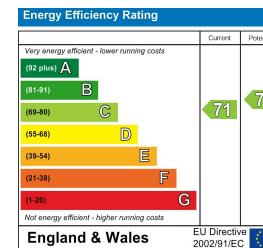
Floor Plan



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.

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