Aldreds
Estate Agents

Flat 5, Waterside Court Dock Tavern Lane

Gorleston, Great Yarmouth, NR31 6SB

Offers In Excess Of £145,000

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Sitting in this popular modern development in this convenient location close to the beach/bus route & Gorleston High Street. 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

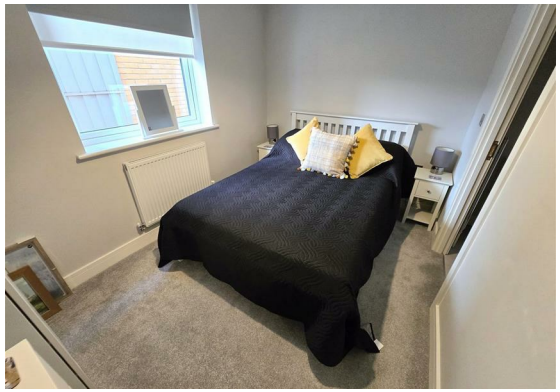
Shower in cubicle, hand basin, low level WC

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

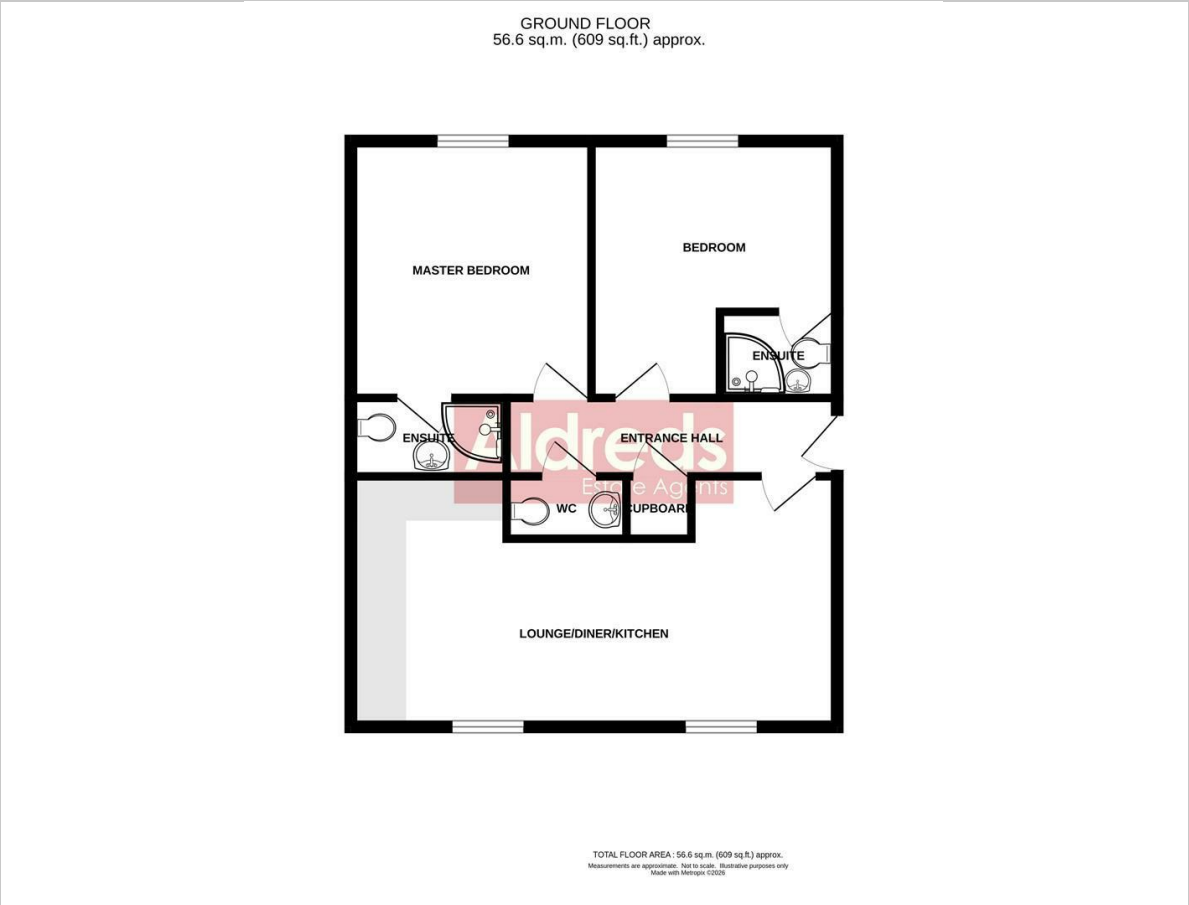
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * short distance to the sandy beach.

Directions

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

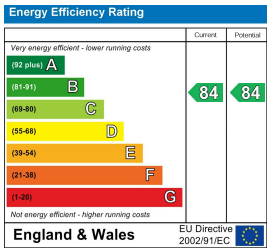
Ref G18437/01/26

Floor Plan



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
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