



**12 Bermondsey Place East**  
Great Yarmouth, NR30 2DF

**£95,000 Leasehold**  
EPC Rating G

**Bycroft Estate Agents** are delighted to present this three bedroom first floor flat. The property provides three bedrooms, a spacious lounge, a modern fitted bathroom and a recently installed kitchen. The property has been finished to a good standard and must be viewed to appreciate all it has to offer.

### ENTRANCE HALL

UPVC double glazed entrance door; stairs to first floor; understair storage cupboard.

### FIRST FLOOR

#### LOUNGE

16' 5" x 10' 1" (5m x 3.07m) two UPVC double glazed windows to front aspect.

#### KITCHEN

11' 9" max x 8' 0" (3.58m x 2.44m) modern fitted wall and base units; integrated sink drainer; space for oven with extractor hood over; spaces for appliances; UPVC double glazed window to side aspect.

#### BEDROOM 1

11' 6" x 9' 9" (3.51m x 2.97m) UPVC double glazed window to side aspect.

#### BEDROOM 2

11' 5" x 7' 0" (3.48m x 2.13m) UPVC double glazed window to side aspect.

#### BEDROOM 3

7' 0" x 7' 2" (2.13m x 2.18m) UPVC double glazed window to side aspect.

#### BATHROOM

modern fitted suite comprising wc; hand wash basin; bath with mixer tap and shower attachment; UPVC double glazed window to side aspect.

### LEASEHOLD INFORMATION

The property is leasehold and has 184 years remaining. Service Charge is £300 pa approx.

### VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

### COUNCIL TAX

This property is currently listed as Band A



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements