

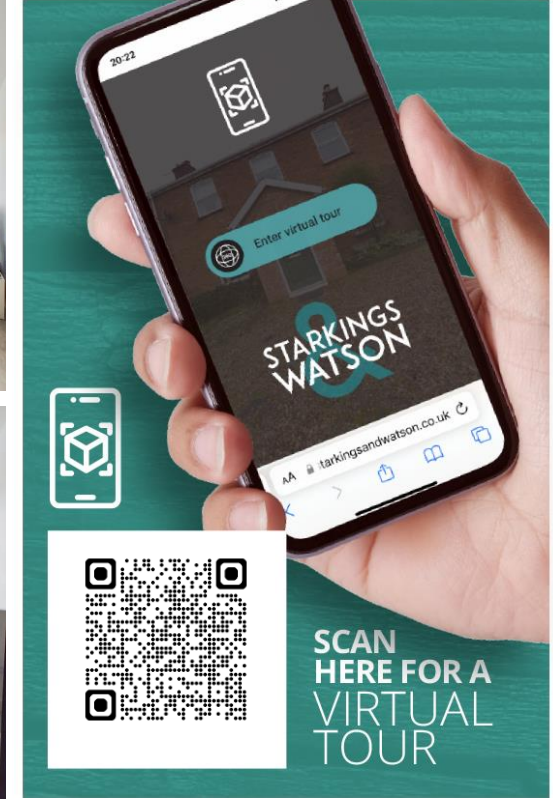
# CROWN HOUSE

## Yarmouth Way, Great Yarmouth NR30 2QZ

Leasehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

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# STARKINGS & WATSON



- Ground Floor Flat
- Large Living Space of 802 Sq. Ft (stms)
- High Quality Finish Throughout
- uPVC Double Glazed Windows Installed 2024
- Integrated Cooking Appliances
- 21' Open Plan Living Accommodation
- Two Double Bedrooms
- Secure Allocated Parking

### IN SUMMARY

This MODERN and FLAWLESS GROUND FLOOR FLAT offers a wealth of QUALITY FITTINGS and ample internal space reaching just over 800 Sq. Ft (stms) whilst offering ALLOCATED PARKING. Nestled in a section of this SEASIDE TOWN steeped in MARITIME HISTORY just a stones throw from the SOUTH QUAY, the wider than average hallway leads you towards an IMMACULATE FAMILY BATHROOM with both a bath and shower, TWO DOUBLE BEDROOMS and the exquisitely appointed OPEN PLAN kitchen, dining and sitting room space - complete with a BREAKFAST BAR and two full walls of 2024 installed double glazed windows delightfully illuminating this versatile living space.

### SETTING THE SCENE

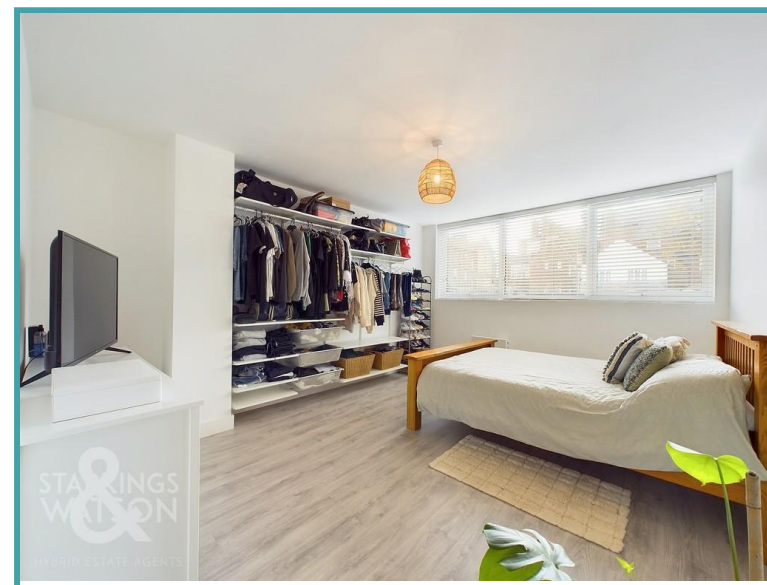
The property sits just in front of the south quay occupying the corner adjacent to the Great Yarmouth library. The entrance can be found both to the front and rear of the building with the main access door being found to the front with secure buzzer entry system.

### THE GRAND TOUR

As you enter the property you will be greeted with a wider than average hallway suitable for those with mobility issues and a sleek decor leading you through to all parts of the accommodation. Firstly to your right is the four piece family bathroom finished in a tasteful fashion with part tiled surround, bath and corner shower unit. Just next door to this room is the first double bedroom currently serving as a home office and dressing room with large uPVC double glazed window and modern electric heating. The larger of the two rooms sits slightly further down the hallway, a sizeable double room with ample floor space for soft furnishings and alternative storage options. Just beyond this is a very handy storage cupboard complete with plumbing for the washing machine and space for a tumble dryer. The property comes alive as you reach the end of the hallway opening into a space flooded with natural light courtesy of the wall to wall 2024 installed double glazed windows across two of the leading walls. The kitchen space features wall and base mounted storage with integrated oven and hob with extraction above and glass splash back with the counter tops reaching around to give way to a breakfast bar with the sitting room just beyond this.

### THE GREAT OUTDOORS

Externally there is secure allocated parking at a cost of £25 per month per parking space with multiple spaces available for use.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### OUT & ABOUT

The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

#### FIND US

Postcode : NR30 2QZ

What3Words : ///loss.wiser.drive

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property is offered on a leasehold basis with 250 years as of 2021. The service charge and ground rent are all paid as one, totalling £925 per annum. Secure car parking spaces are available at the cost of £25 per month with the option to have more than one. The agent has been made aware there are 7 years left on structural warranty.

**Disclaimer:** 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.

Price:



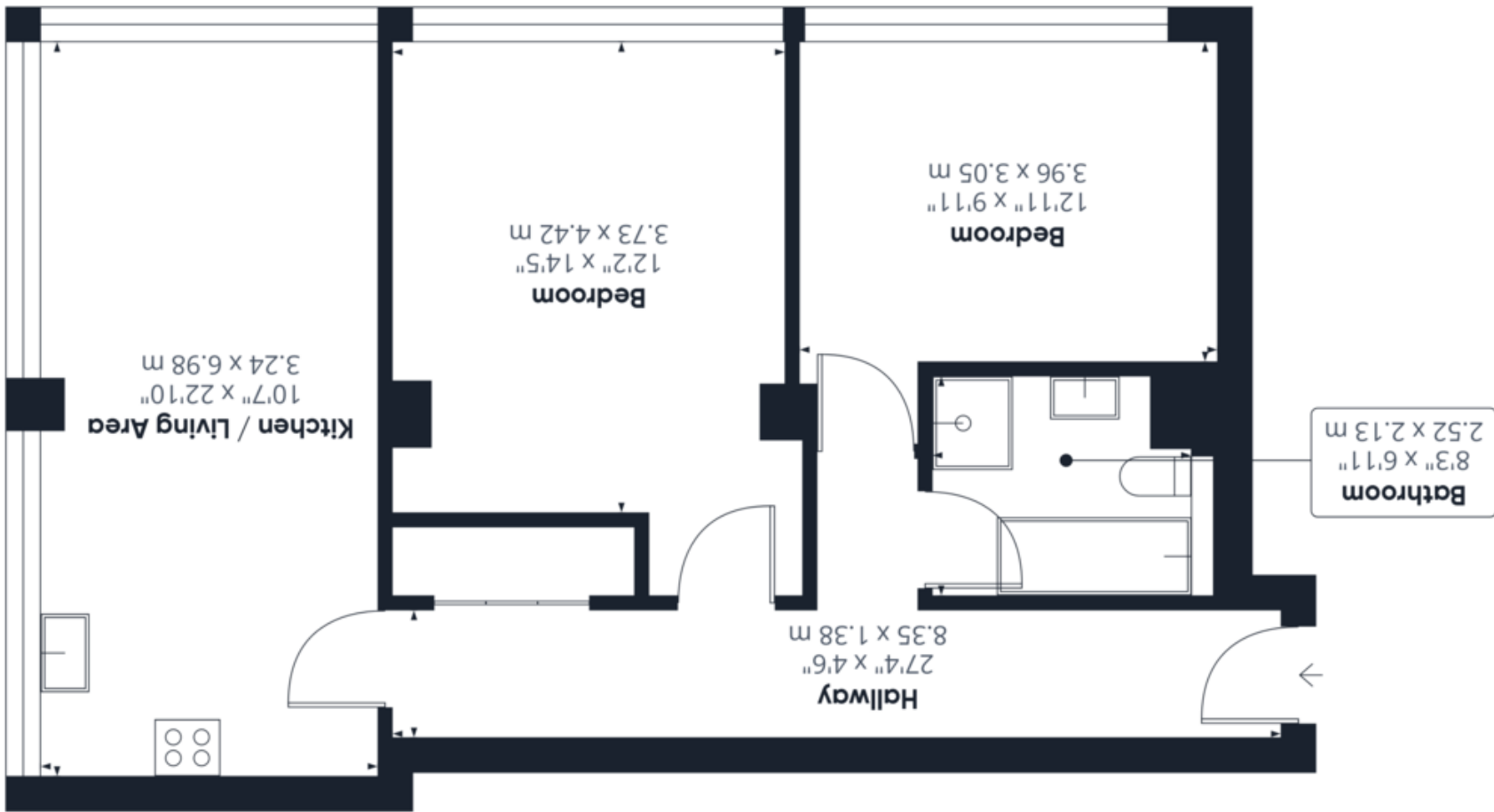
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
802.87 ft<sup>2</sup>  
74.59 m<sup>2</sup>