

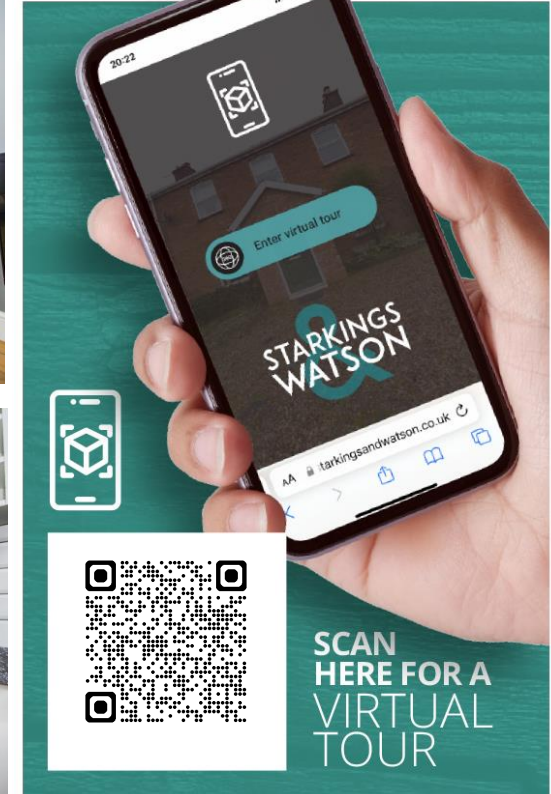
TRAFALGAR COURT

Great Yarmouth NR30 2LX

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Top Floor Apartment
- Secure Gated Parking
- Walking Distance to Sea Front
- Open Plan Living
- Kitchen with Built-in Cooker
- Two Double Bedrooms
- Shower Room
- Double Glazing & Electric Heating

This TOP FLOOR apartment offers a SMART, clean and MODERN FINISH, with OPEN PLAN LIVING and SECURE GATED PARKING. Located just off the SEA FRONT, the property is well located to amenities and transport heading out of the town. The property is finished with uPVC double glazing and modern electric heating, whilst comprising a HALL ENTRANCE, open plan sitting/dining room and KITCHEN with built-in cooker, with TWO DOUBLE BEDROOMS and shower room. The DECOR is NEUTRAL and includes SMOOTH CEILINGS with RECESSED SPOTLIGHTS.

LOCATION

Located on the Sea Front at Great Yarmouth, you can easily walk to a vast array of local amenities, shops, school and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away. Suited to a single person or couple, this property is located within a secure building and is ideal for those working in town, or working away requiring a 'lock up and leave' property.

DIRECTIONS

You may wish you use your Sat-Nav (NR30 2LX), but to help you...Proceed from Great Yarmouth on South Quay, turning left into Queens Road, continue through the traffic lights, and onto Kings Road. Turn left at the roundabout onto South Beach Parade. Turn left onto Trafalgar Road, and left onto Apsley Road, where the development can be found on your right hand side, indicated by our To Let board.

The property enjoys a top floor setting with a secure communal entrance, and stairs leading up.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, wall mounted electric heater, electric fuse box, cloaks storage space, smooth coved ceiling with recessed spotlights, doors to:

DOUBLE BEDROOM

10' 4" x 9' (3.15m x 2.74m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to rear, smooth coved ceiling with recessed spotlights.

DOUBLE BEDROOM

11' 8" x 9' (3.56m x 2.74m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to rear, television point, smooth coved ceiling with recessed spotlights.

SITTING/DINING ROOM

14' 9" x 10' 8" (4.5m x 3.25m) Wood effect flooring,



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wall mounted electric heater x2, uPVC double glazed window to front, television point, smooth coved ceiling with recessed spotlights, opening to:

KITCHEN

10' 8" x 6' 3" Max (3.25m x 1.91m) Fitted range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic induction hob, built-in electric oven and extractor fan over, integrated fridge freezer, space for washing machine, space for breakfast table, wood effect flooring, uPVC double glazed window to front, smooth coved ceiling with recessed spotlights.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with electric shower, tiled splash backs, extractor fan, tiled flooring, heated towel rail, smooth ceiling with recessed spotlights.

ALLOCATED PARKING

Parking is provided for one vehicle.

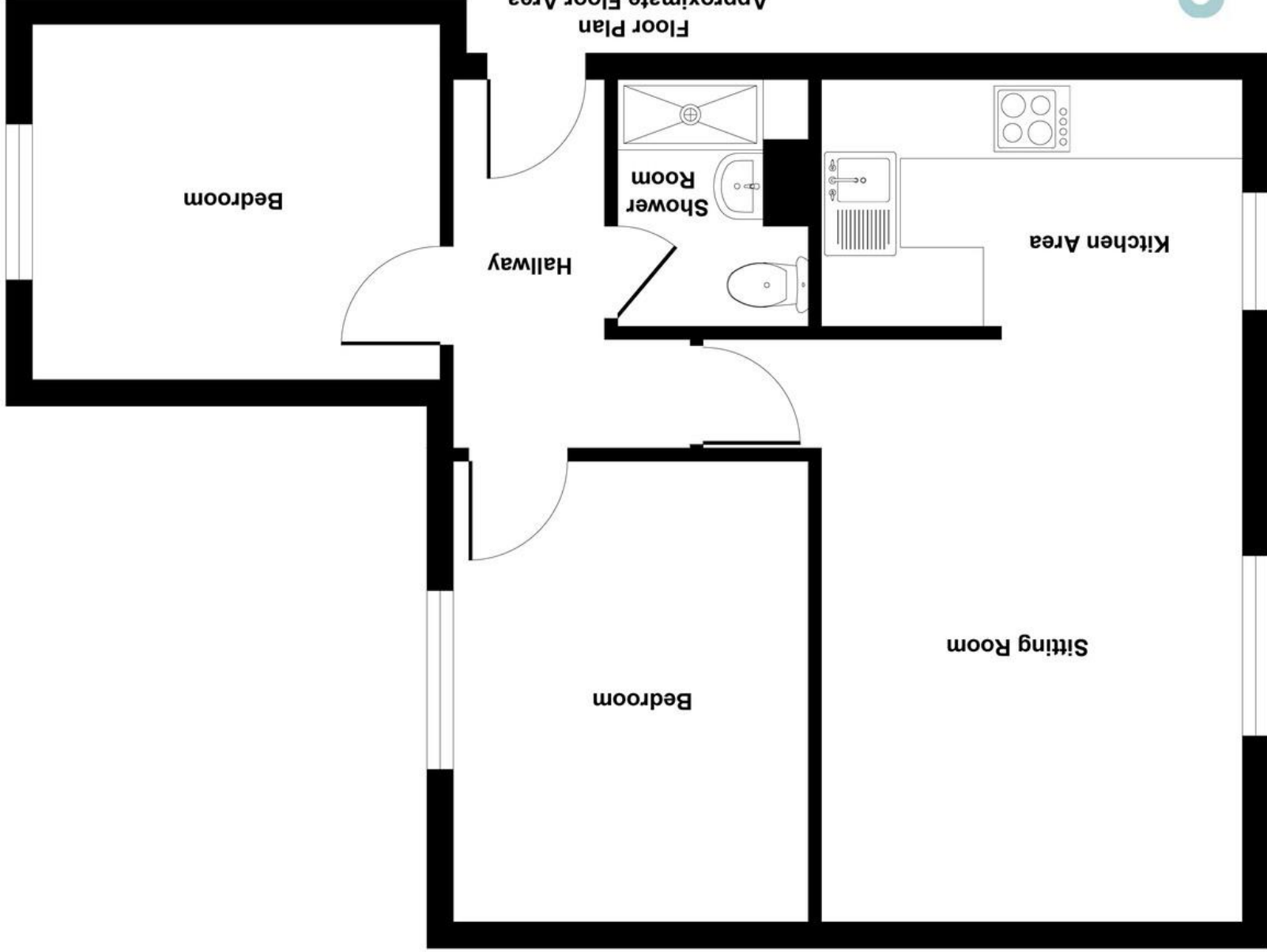
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Floor Plan
Approximate Floor Area
522 sq. ft
(48.49 sq. m)

Approx. Gross Internal Floor Area 522 sq. ft / 48.49 sq. m