



Queen Elizabeth Court Kings Road, Great Yarmouth - NR30 3JW



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With SEA VIEWS and located on the edge of GREAT YARMOUTH this ONE BEDROOM APARTMENT has been RECENTLY MODERNISED, including newly fitted uPVC DOUBLE GLAZED SASH WINDOWS. Finished to a HIGH STANDARD the property is DRESSED TO IMPRESS, and comprises a communal entrance, entrance hall, OPEN PLAN SITTING/DINING ROOM with fully fitted kitchen including SOLID WOOD WORK SURFACES and FEATURE LIGHTING, one SPACIOUS DOUBLE BEDROOM, and MODERN SHOWER ROOM. Allocated and visitor PARKING is provided to the front, with the property located within a SHORT WALK to the TOWN CENTRE.

Council Tax band: A

EPC Energy Efficiency Rating: E

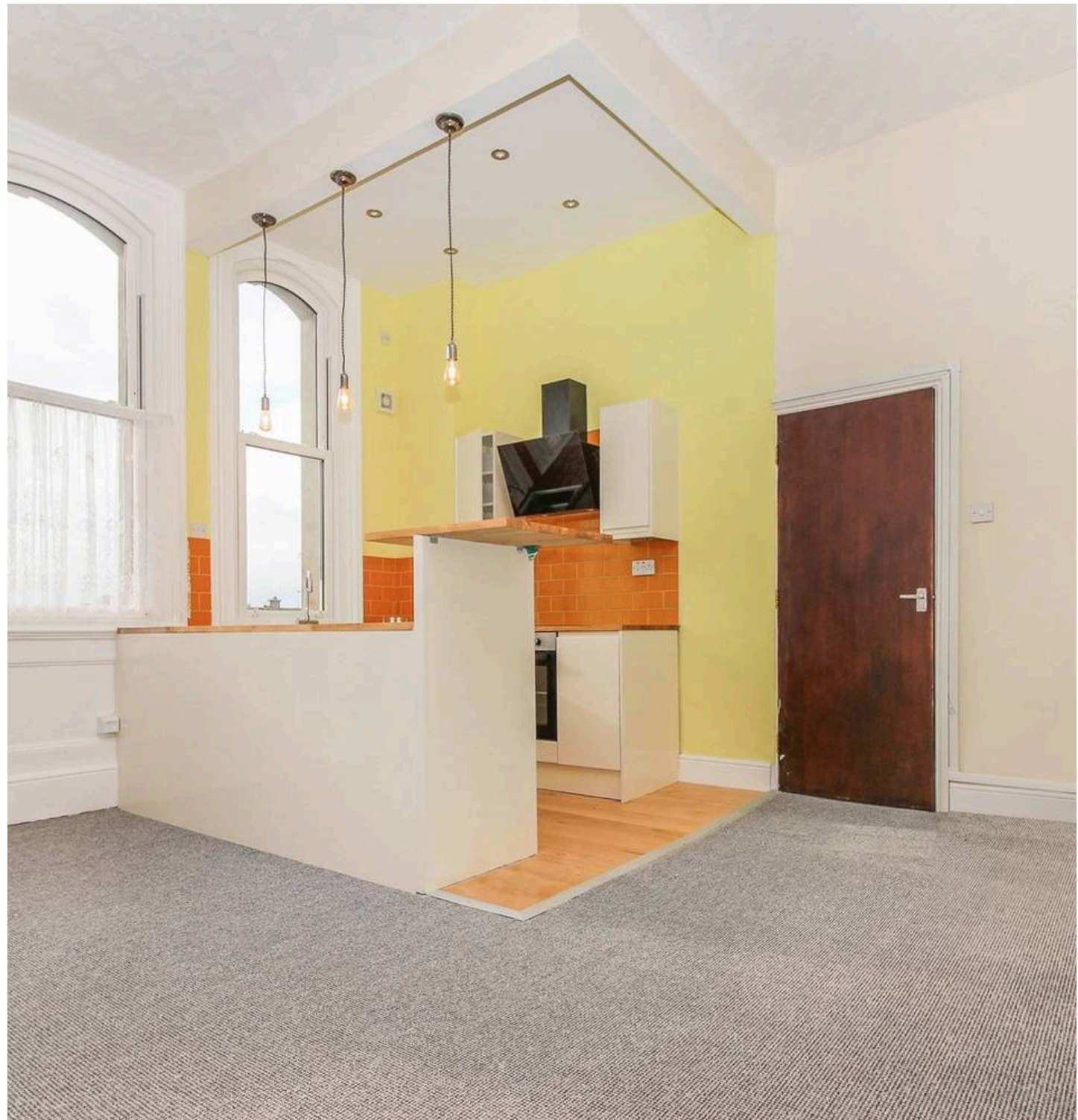


- First Floor Apartment
- Sea Views
- Open Plan Living Space
- Fitted Kitchen with Wood Work-surfaces
- One Double Bedroom
- Modern Shower Room
- Allocated Parking
- Short Walk to Town Centre

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.

SETTING THE SCENE

Located on the sea front, the allocated parking can be found to the front with access leading to the property. An intercom system provides a secure entrance, with a grand staircase leading to the first floor and the entrance door to the apartment.



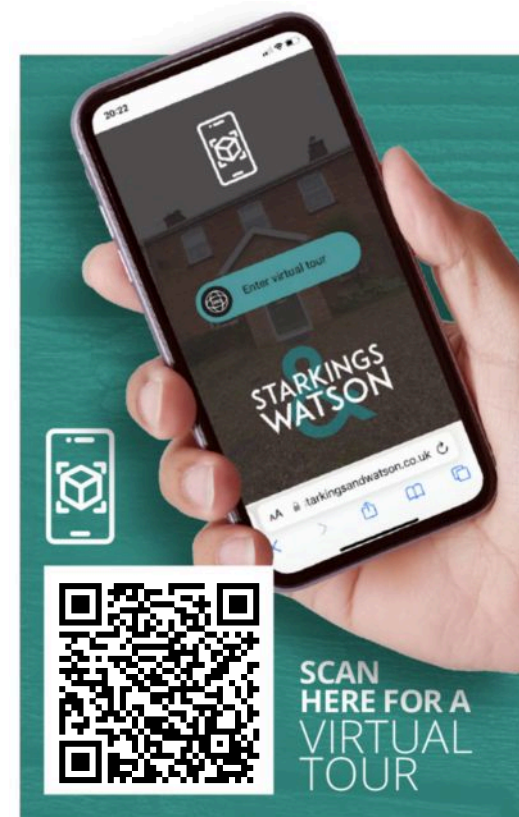
THE GRAND TOUR

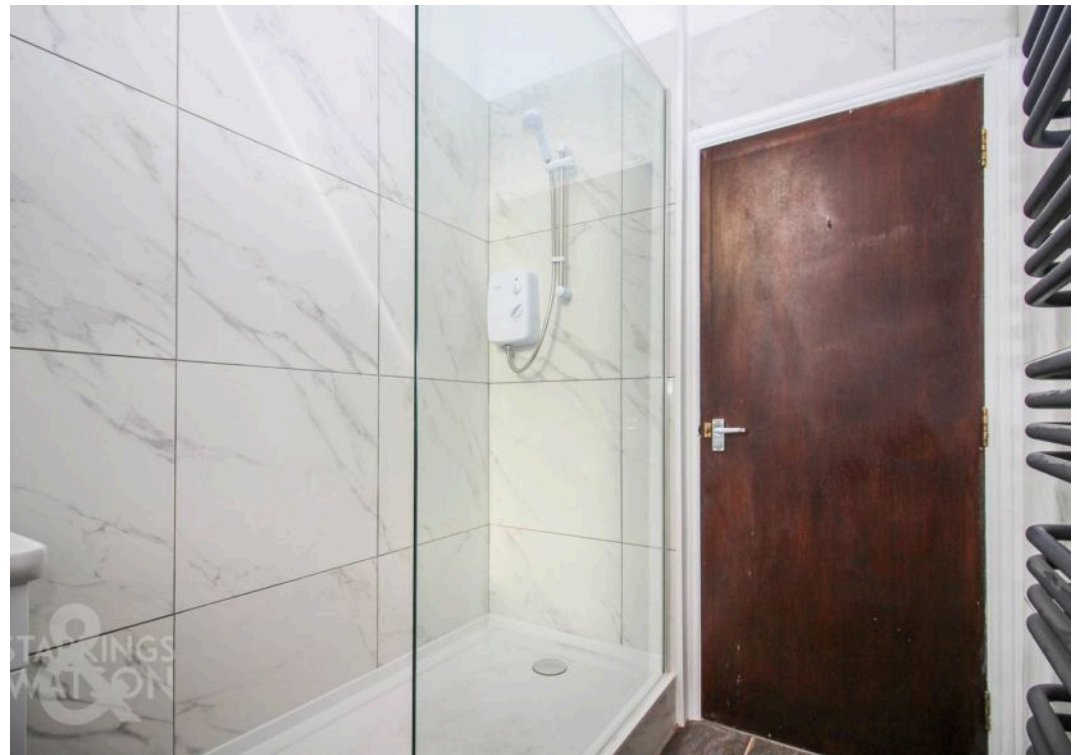
Entering via the entrance hall a high level ceiling and fitted carpet provides access to the main open plan living space comprising of Kitchen/Dining and Sitting Room. Flooded with natural light and with distant sea views, this open plan reception space offers fitted carpet, wall mounted electric heater and vertical electric radiator, cupboard housing electric fuse box, uPVC double glazed sash windows to front and side x6 and entry telephone system, with the kitchen area offering a fitted range of wall and base level units with solid wood work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge freezer and washing machine, extractor fan and high level ceiling with recessed spotlighting. Adjacent sits the shower room comprising of a modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with electric shower, tiled splash backs, wood effect tiled flooring, uPVC obscure double glazed sash window to side and electric heated towel rail. The spacious double bedroom enjoys a fitted carpet underfoot, uPVC double glazed sash windows to the side providing light and offering a high level ceiling.

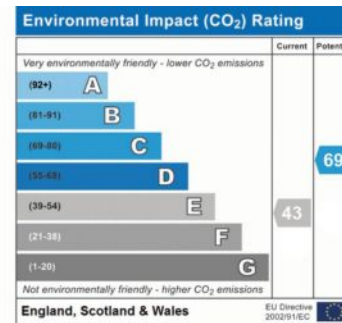
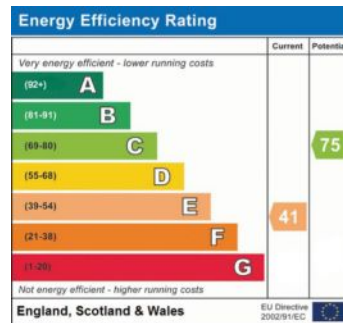
FIND US

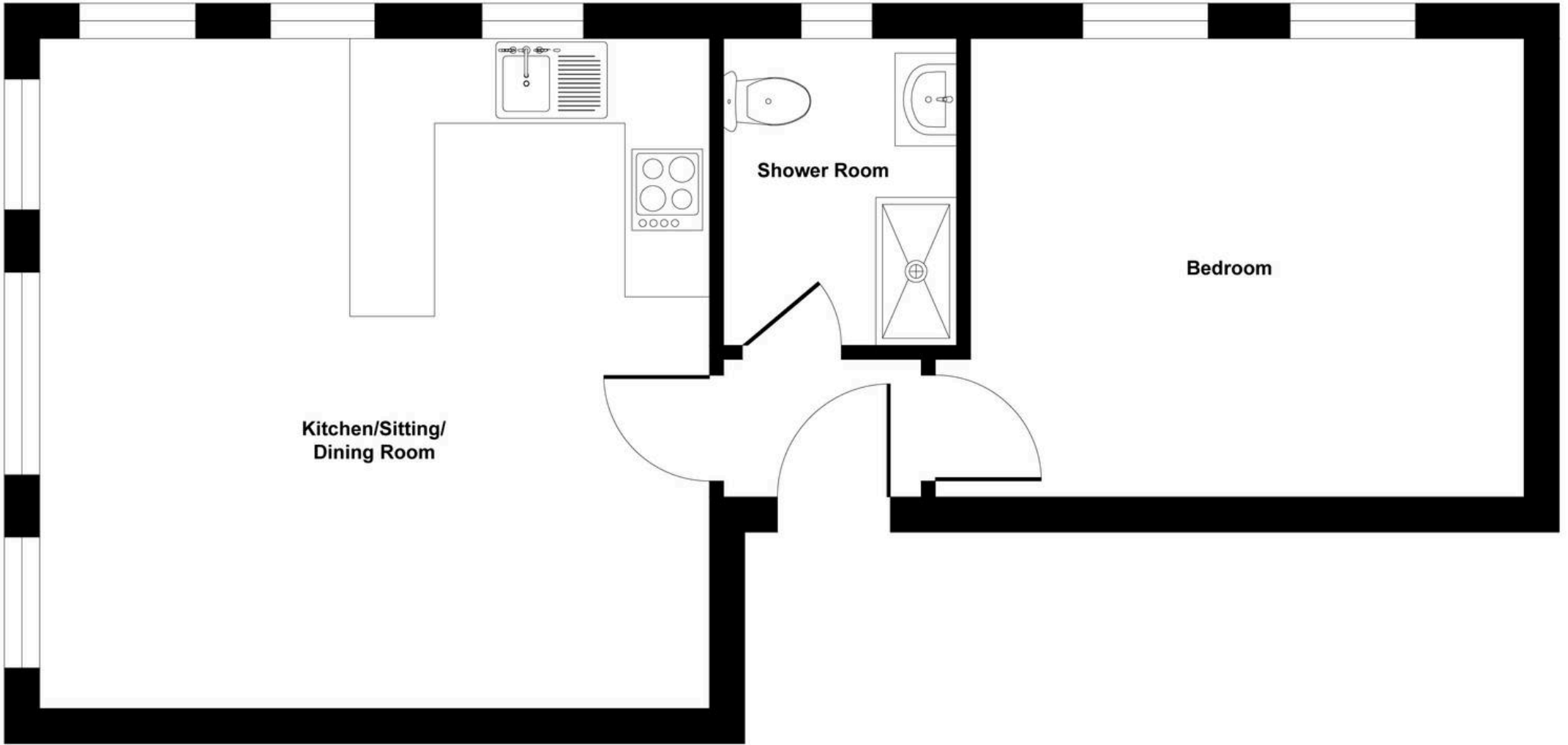
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What3Words : ///wider.window.funny









**Kitchen/Sitting/
Dining Room**

Shower Room

Bedroom



Floor Plan
Approximate Floor Area
459 sq. ft
(42.64 sq. m)

Approx. Gross Internal Floor Area 459 sq. ft / 42.64 sq. m



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