



Rockall Way, Caister-On-Sea - NR30 5UD

**STARKINGS
& WATSON**

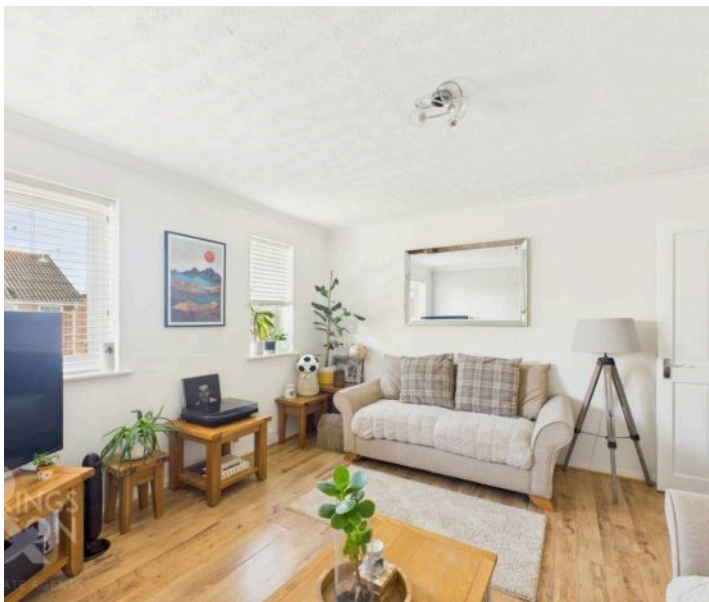
HYBRID ESTATE AGENTS



Rockall Way

Caister-On-Sea, Great Yarmouth

Situated on the edge of the popular village of Caister-on-Sea is this FIRST FLOOR FLAT presented with a bright and airy feel throughout complimented by the neutral and recent redecoration by the current owner including newly carpeted stairs and newly laid bathroom flooring. An open SITTING ROOM is flooded with natural light creating a welcoming living space with a predominantly tiled bathroom sat beyond with the kitchen housing INTEGRATED COOKING APPLIANCES further to that. Within the property is ONE DOUBLE BEDROOM fully carpeted with ample space for additional storage. ALLOCATED PARKING is available within the private car park for TWO VEHICLES.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- First Floor Flat
- No Monthly Charges
- Ideal First Time Buy or Investment Purchase
- Large Open Sitting Room
- Kitchen With Integrated Cooking Appliances
- Generous Double Bedroom
- Allocated Parking For Two Vehicles Within Private Car Park
- Bright & Airy Living Spaces With Tree Lined Views

The property is located in the coastal village of Caister-on-sea, with a selection of shops, golf course and fitness centre. Caister is close to the coastal resort of Great Yarmouth that is 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.

SETTING THE SCENE

The property is set back from the street where a large open private car parking space houses the allocated parking spots for the property with tree lined borders taking you beyond a green space to the very front of the home and leading you towards the front door.



Secure lockable entry allows for privacy and safety whilst newly fitted carpets and decorated hallway take you up towards the split landing with the property found to your right hand side.

THE GRAND TOUR

Once inside, the central hallway will be the first thing that greets you with a bright and neutral décor. This space allows access to all living accommodation within the property as well as a handy built in storage cupboard. To your right an open sitting room is incredibly well lit due to its dual front facing aspect of uPVC double glazed windows where all wooden effect flooring adorns the floor leaving ample floor space for a choice of soft furnishings with its conventional size conducive to a potential choice of layouts. Directly opposite the main access door is an updated bathroom suite complete with a predominantly tiled surround and newly laid flooring with a fresh redecoration and frosted glass window taking you to the outside. A shower head and glass screen are mounted over the bath with potential to add vanity storage if desired. The kitchen sits just next door to this space, again with all wooden effect flooring and tree line views out of the uPVC double glazed window. A wide mixture of wall and base mounted storage units currently adorn the walls with tiled splashbacks giving way to integrated cooking appliances including an oven and hob with extraction above with additional space for a standalone fridge/freezer with plumbing for a washing machine and dishwasher. The large double bedroom comes towards the end of the property also with tree line views to the outside. The carpeted floor space here is large enough to house a double bed with additional storage solutions and a wall mounted electric storage heater.

FIND US

Postcode : NR30 5UD

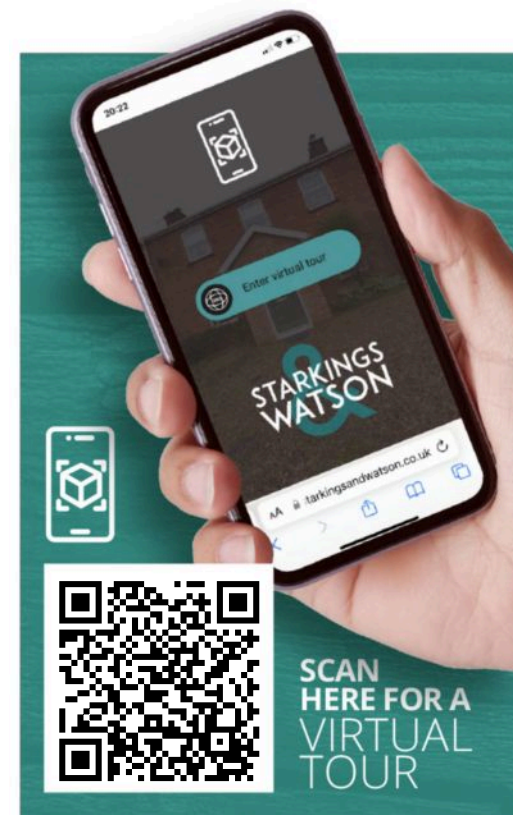
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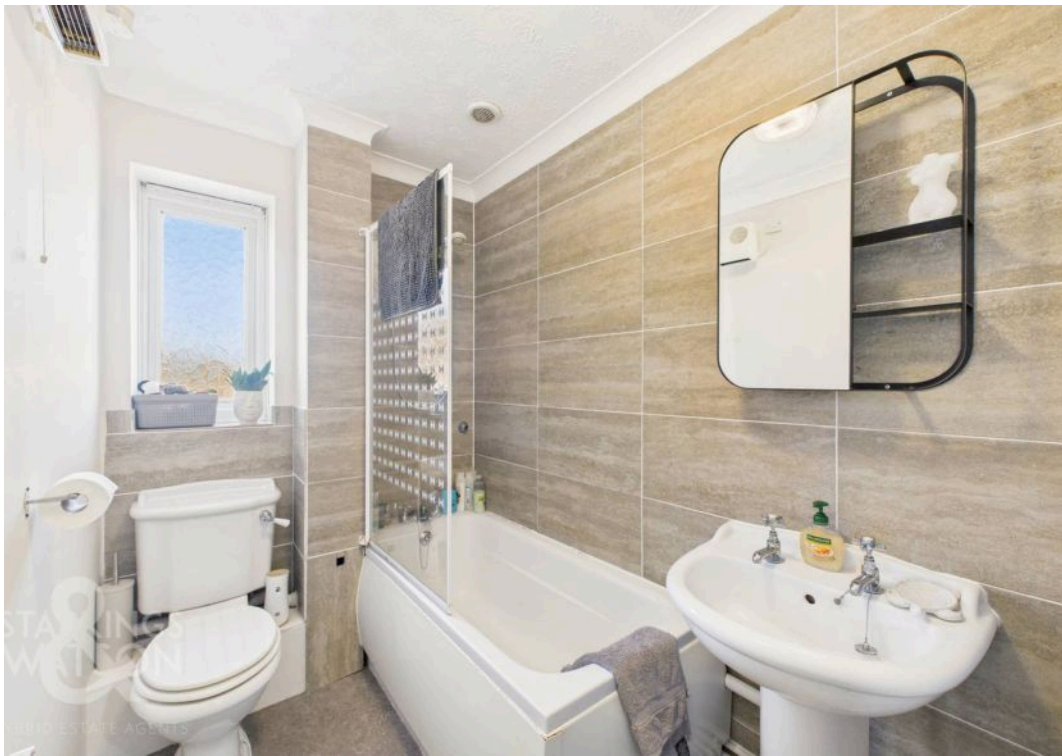
VIRTUAL TOUR

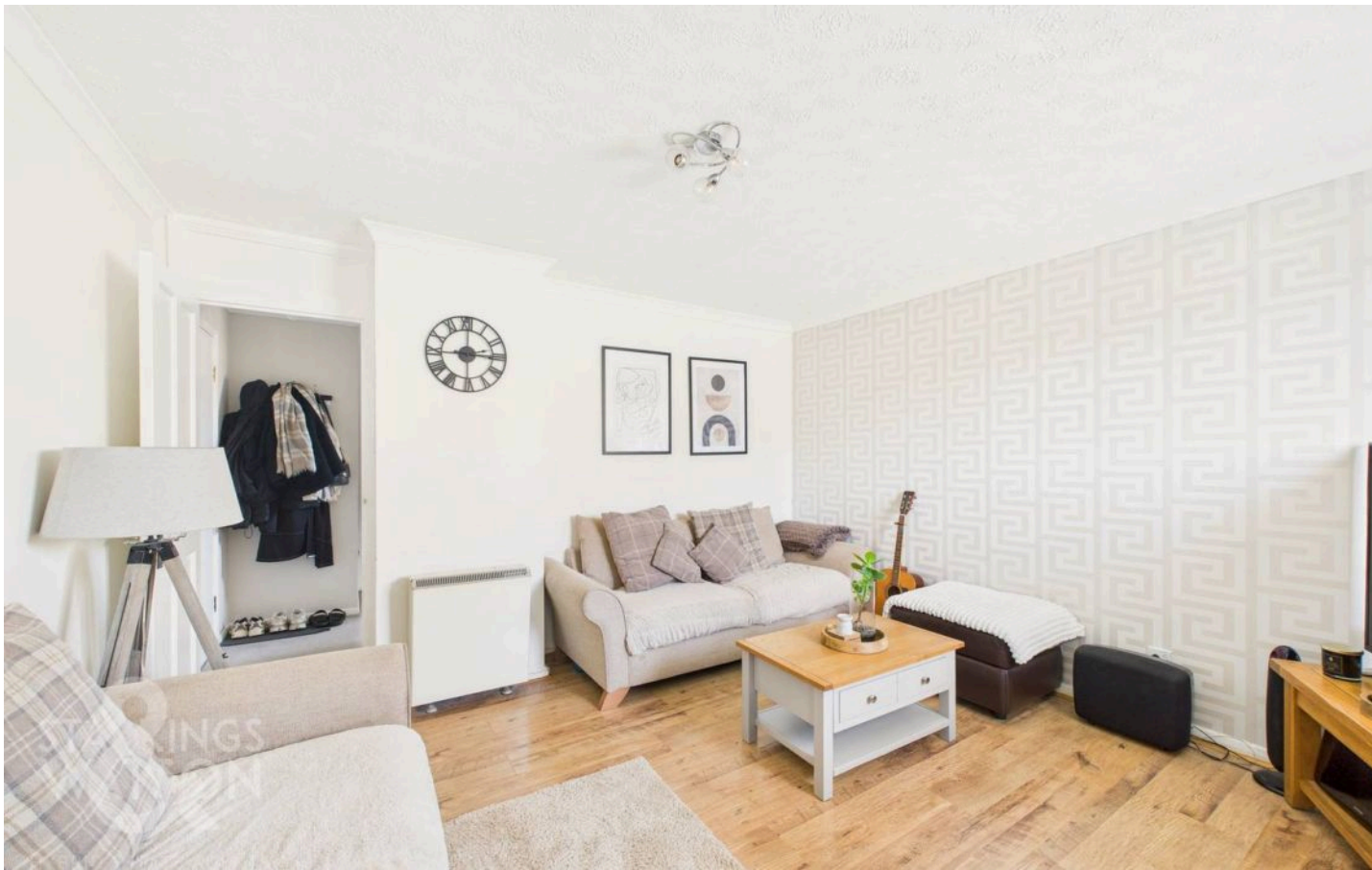
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

the property is offered on a leasehold basis with 954 years remaining on the lease. Unlike most leaseholds this property comes with a 'peppercorn rent' of £0, and no regular service charge, just maintenance on an adhoc basis.







THE GREAT OUTDOORS

While the property does not come with its own private garden, there are tree lined views to the rear of the home and a small green space to the very front. Only a short moments walk from the front door is a large public play park with large open green spaces, children's play area, skate park and ball game area. The beach and sea are also easily accessible by foot or a short five minute drive.





Approximate total area⁽¹⁾

419.36 ft²

38.96 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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