



Flat 10 76-77 Avondale Road
Gorleston, Great Yarmouth, NR31 6DJ

Offers Over £90,000 Leasehold
EPC Rating E

****OFFERED CHAIN FREE**** Bycroft Estate Agents are delighted to offer this one bedroom first floor flat located within close proximity of Gorleston's award winning beach as well as shops and amenities. Accommodation comprises communal entrance, entrance hall, lounge/kitchen/diner including newly fitted kitchen with integrated appliances, double bedroom with recently installed shower room, double glazed windows. This would be an ideal investment or first time purchase.

COMMUNAL ENTRANCE HALL

stairs to:

FIRST FLOOR LANDING

door to:

ENTRANCE HALL

airing cupboard housing the immersion cylinder and shelving.

KITCHEN/DINER/LOUNGE

15' 8" x 10' 10" (4.78m x 3.3m) newly fitted kitchen with worktops with range of base cupboards and drawers; built-in Beko oven; four ring hob; one bowl sink with mixer tap; integrated washer/dryer; space for upright fridge/freezer; range of wall units; window to rear aspect.

BEDROOM

8' 8" x 9' 11" (2.64m x 3.02m) window to rear aspect.

EN SUITE SHOWER ROOM

recently fitted with shower cubicle with mains fittings; wash hand basin; extractor fan; wall mounted heat store fan heater.

AGENTS NOTE

We have been made aware that the sofa, bed and two blinds which have been purchased but not fitted are also included if the purchaser would like them.

LEASEHOLD

The property is leasehold with a 125 year lease from 2019 (119 years remaining) Ground Rent £250 pa - Service Charge £1000 pa approx

COUNCIL TAX

The property is currently listed as a Band A.

VIEWING

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01493 664000.

