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**22 Waterside Court, Dock Tavern Lane**  
Gorleston, Great Yarmouth, NR31 6SB

**£170,000 Leasehold**  
EPC Rating B



**Bycroft Estate Agents** are delighted to offer this modern immaculately presented top floor two bedroom apartment, enjoying fantastic river and sea views. The apartment is situated in this sought after Gorleston location close to shops and amenities as well as the beach, sea and High Street. The accommodation comprises communal entrance hall, apartment hallway, open plan lounge/kitchen/breakfast room, two double bedrooms both with personal ensuites, large storage cupboard (previous cloakroom), allocated parking space, lockable store, gas central heating and double glazed windows.

**MAIN ENTRANCE HALL**

stairs to top floor; door into apartment.

**ENTRANCE HALL**

large storage cupboard (previously cloakroom); radiator; telephone entry system.

**LOUNGE/KITCHEN/BREAKFAST ROOM**

22' 6" x 12' 10" max (6.86m x 3.91m) narrowing into 9' 0" (2.74m) u-shaped worktop; range of base cupboards and drawers under; upright fridge freezer, dish washer, washing machine all integrated so included; built in oven with four ring hob; one bowl sink with mixer tap; range of wall units; light and extractor; down lights; radiator; large picture window to front aspect enjoying fantastic river and sea views.

**BEDROOM 1**

9' 3" x 8' 9" (2.82m x 2.67m) window to front aspect enjoying these fabulous river and sea views; radiator.

**ENSUITE/SHOWER ROOM**

wc; vanity unit with wash hand basin with mixer tap and storage cupboard under; large shower cubicle with mains fittings; heated towel rail; extractor fan; down lights.

**BEDROOM 2**

9' 4" x 8' 8" (2.84m x 2.64m) window to side aspect; radiator.

**ENSUITE/SHOWER ROOM**

wc; vanity unit with wash hand basin mixer tap with storage cupboard under; large shower cubicle with mains fittings; chrome heated towel rail; extractor fan; down lights.

**OUTSIDE**

allocated parking together with useful lockable store.

**COUNCIL TAX**

This property is currently listed as a Band A.

**AGENTS NOTE**

Property to be sold leasehold, 99 years with approximately 93 years remaining. Maintenance and ground rent of approximately £120 per month.

**VIEWINGS**

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01 493 664000.

