

38 Apsley Road
Great Yarmouth, Norfolk, NR30 2HB

Guide Price £390,000-£410,000 Freehold
EPC Rating C

Property Features

- Superb Holiday Let/ Serviced Accommodation
- 6 Refurbished Apartments
- 5 One Bedroom Apartments
- Potential Rental Income of £50,000-£60,000 pa
- Walking Distance of Marine Parade
- Gas Central Heating
- Garage

Full Description

Bycroft Estate Agents are delighted to present this rare opportunity to acquire a block of six recently refurbished apartments currently being used as holiday let/serviced accommodation comprising of 5 one bedroom apartments and one two bedroom cottage. The apartments have been refurbished to a high specification throughout with an estimated potential rental income in of £50,000/£60,000 pa. The property is situated within a minute's walk of the Marine Parade Golden Mile beach and sea where there are a variety of shops and amenities are available and also benefits from gas central heating and double glazing.

COMMUNAL ENTRANCE HALL

composite entrance door; stairs to first floor; locked understairs storage cupboard; door into Apartment 1; door to Rear Hallway.

REAR HALLWAY

with Plant Room containing Ideal Logic Plus gas boiler; UPVC door to outside courtyard space with outside tap.

COVERED COMMUNAL LAUNDRY / UTILITY AREA / GARAGE

storage cupboards and wall units; washing machines; sink. Outside WC.

COURTYARD

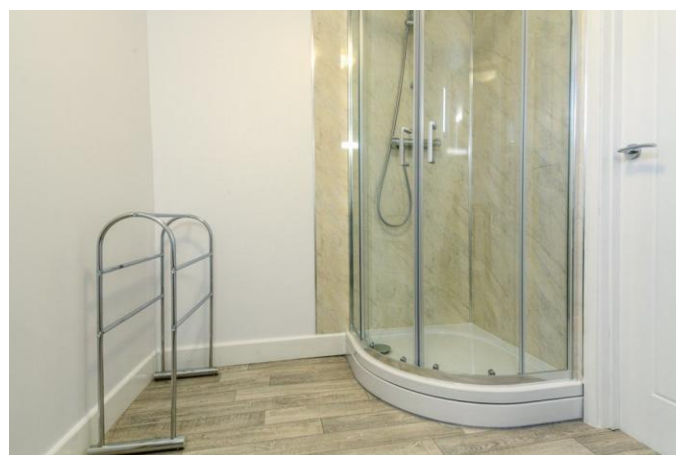
access to Apartment 6.

FIRST FLOOR LANDING

access to Apartment 2; fire door through to further first floor landing with radiator and stairs to second floor with locked understairs storage cupboard; access to Apartment 3.

SECOND FLOOR LANDING

access to Apartments 4 and 5.



DETAILS OF EACH APARTMENT

APARTMENT 1

ENTRANCE HALL

5' 1" x 3' 7" (1.55m x 1.09m)

SITTING ROOM

16' 5" x 16' 0" max into bay (5m x 4.88m) UPVC double glazed bay window to front; built in TV and data points; feature fireplace with decorative tiled surround.

KITCHEN

10' 10" x 6' 11" max (3.3m x 2.11m) fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; UPVC double glazed window to rear.

BEDROOM

15' 3" max x 11' 1" (4.65m x 3.38m) built in cupboard (access to stopcock); UPVC double glazed door to rear giving access to courtyard garden.

BATHROOM

8' 8" max x 4' 9" (2.64m x 1.45m) fitted with a white suite comprising of a low level wc; vanity hand wash basin with mixer tap and storage cupboards; panelled bath with wall mounted shower unit; tiled splashbacks; tiled flooring; UPVC double glazed window to side; shaver light; extractor fan.



APARTMENT 2

BEDROOM / SITTING ROOM

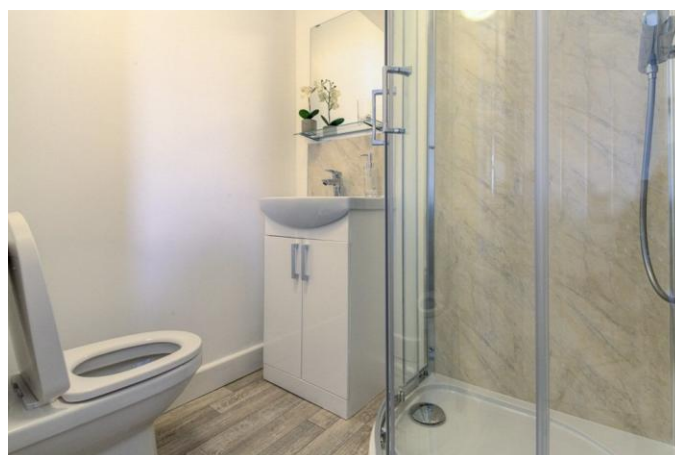
11' 8" x 8' 6" max (3.56m x 2.59m) UPVC double glazed window to rear; built in TV and data points.

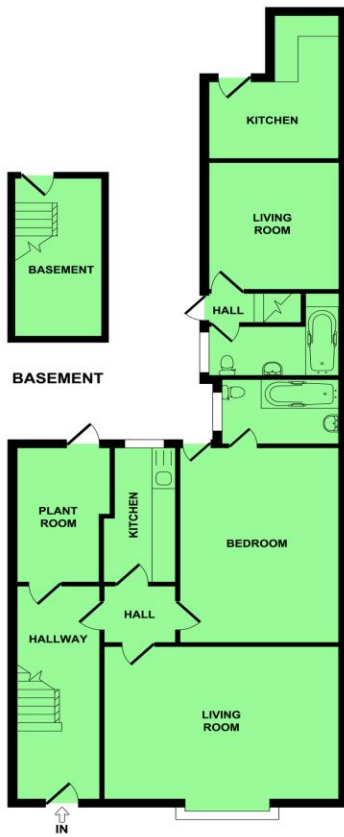
KITCHEN / DINER

9' 2" x 8' 0" (2.79m x 2.44m) fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; dining area; UPVC double glazed window to rear.

SHOWER ROOM

9' 2" x 6' 2" (2.79m x 1.88m) fitted with a white suite comprising of a low level wc; vanity wash hand basin with mixer tap and storage cupboards; corner quadrant shower cubicle with aquaboard wall coverings, sliding shower screen doors and wall mounted shower unit; shaver light; extractor fan.

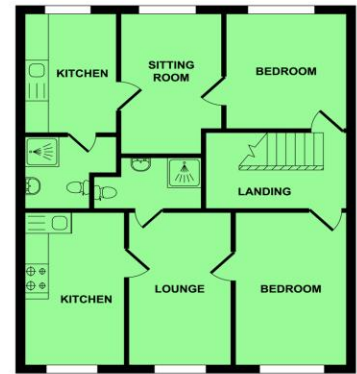




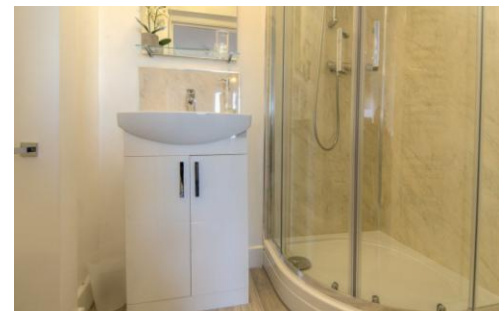
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



APARTMENT 3

KITCHEN / DINER

12' 7" max x 7' 8" (3.84m x 2.34m) fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; dining area; UPVC double glazed window to front.

BEDROOM / SITTING ROOM

12' 4" max x 7' 9" max (3.76m x 2.36m) UPVC double glazed window to front; built in TV and data points.

SHOWER ROOM

12' 4" max x 5' 11" max (3.76m x 1.8m) fitted with a white suite comprising of a low level wc; vanity wash hand basin with mixer tap and storage cupboards; corner quadrant shower cubicle with aquaboard wall coverings, sliding shower screen doors and wall mounted shower unit; UPVC double glazed window to front; built in storage cupboard; shaver light; extractor fan.

APARTMENT 4

BEDROOM

12' 7" x 7' 7" (3.84m x 2.31m) UPVC double glazed window to front.

SITTING ROOM

12' 5" x 7' 2" (3.78m x 2.18m) UPVC double glazed window to front; built in TV and data points.

KITCHEN / DINER

12' 7" x 6' 2" (3.84m x 1.88m) fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; dining area; UPVC double glazed window to front.

SHOWER ROOM

7' 6" max x 3' 11" max (2.29m x 1.19m) fitted with a white suite comprising of a low level wc; vanity wash hand basin with mixer tap and storage cupboards; corner quadrant shower cubicle with aquaboard wall coverings, sliding shower screen doors and wall mounted shower unit; shaver light; extractor fan; heated towel rail radiator.



APARTMENT 5

BEDROOM

8' 3" x 9' 6" (2.51m x 2.9m) UPVC double glazed window to rear.

SITTING ROOM

10' 9" x 7' 2" (3.28m x 2.18m) UPVC double glazed window to rear; built in TV and data points.

KITCHEN / DINER

fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; dining area; UPVC double glazed window to rear.

SHOWER ROOM

5' 2" max x 6' 6" max (1.57m x 1.98m) fitted with a white suite comprising of a low level wc; vanity wash hand basin with mixer tap and storage cupboards; corner quadrant shower cubicle with aquaboard wall coverings, sliding shower screen doors and wall mounted shower unit; heated towel rail radiator; extractor fan.

APARTMENT 6

ENTRANCE HALL AREA

stairs to first floor landing.

SITTING ROOM

16' 2" max x 9' 2" (4.93m x 2.79m) UPVC double glazed door to rear; built in TV and data points.

KITCHEN

7' 11" max x 4' 2" max (2.41m x 1.27m) fitted with a range of wall and base units with roll edge worksurfaces over; inset electric hob with cooker hood over; built in electric oven; inset stainless steel single drainer sink with mixer tap; space for fridge freezer; UPVC double glazed window to side.

BATHROOM

8' 10" max x 6' 7" max into alcove (2.69m x 2.01m) fitted with a white suite comprising of a low level wc; vanity hand wash basin with mixer tap and storage cupboards; panelled bath with wall mounted shower unit; tiled splashbacks; heated towel rail radiator; tiled flooring; UPVC double glazed window to side; extractor fan.

FIRST FLOOR LANDING

BEDROOM 1

10' 1" x 9' 3" (3.07m x 2.82m) UPVC double glazed window to rear.

BEDROOM 2

12' 6" max into alcove x 8' 3" (3.81m x 2.51m) UPVC double glazed window to side.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

COUNCIL TAX

The property is currently listed for business rates as Self Catering Holiday Unit and Premises with a rateable value of £6,600 pa.