

**Aldreds**  
Estate Agents

The Waveney, Quayside Apartments 63a North Quay

Great Yarmouth NR30 1JB

£76,000



## The Waveney, Quayside Apartments 63a North Quay

Aldreds are pleased to offer this ground floor apartment in a converted building very close to the town centre and local amenities. The property would make an ideal investment property and offers accommodation comprising of a common entrance leading to the flat with an entrance lobby, large living room/kitchen, two bedrooms and shower room. The property also benefits from double glazed windows, gas central heating and newly fitted carpets and floor coverings. OFFERED CHAIN FREE.

### Common Entrance Hall

Entrance door with security entry phone in to:

### Entrance Lobby

Storage space, entry phone, open access to:

### Open Plan Kitchen/Living Room

15'3" x 14'0" (4.65 x 4.27)

Plus double glazed bay window to the front aspect, two radiators, wood effect laminate flooring, tv point, fitted wood grain finish wall and matching base units with work surface over, space and plumbing for a washing machine, single drainer sink unit, built in electric oven and four ring ceramic hob, part tiled walls, wall mounted gas combi boiler, door to:

### Inner Hall

Radiator, doors leading off to:

### Bedroom 1

10'0" maximum x 9'1" (3.05 maximum x 2.77 (3.04 maximum x 2.78))

Radiator, double glazed window to side aspect.

### Bedroom 2

7'8" x 7'7" (2.34 x 2.31 (2.33 x 2.32))

Plus storage recess, double glazed window to side aspect, radiator.

### Shower Room

Tiled shower cubicle with mains fed shower, pedestal wash basin, low level wc, radiator, additional chrome towel rail/radiator, extractor fan.





### Tenure

Leasehold

125 years from 31 January 2007

2022 Maintenance charge £1173.67

2022 Annual reserve fund £666.67

Ground rent £100 per annum

Landlords insurance average including admin fee £483.00 p.a.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay where Quayside Apartments can be found on the right hand side opposite Haven bridge House

EPC Rating - F (22)

Ref: Y11729/04/23/CF



## Floor Plan



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

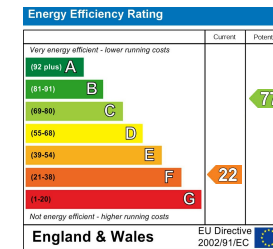
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## Area Map



## Energy Efficiency Graph



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