



24 Rockall Way

Caister-On-Sea, Great Yarmouth, NR30 5UD

Offers In Excess Of £125,000



A well presented one bedroom first floor flat with allocated parking. Internally there is an entrance hall, lounge, kitchen, bedroom and bathroom. Electric heating and sealed unit double glazing.



Entrance hall

Entrance intercom, storage cupboard, loft access.

Lounge 12'9" x 12'5" (3.9 x 3.8)

Two double glazed window, storage heater.

Kitchen 13'2" x 8'5" (4.03 x 2.58)

Base & wall units with worktops, double glazed window to rear aspect, stainless steel sink with drainer, plumbing for washing machine, electric hob, electric oven, part tiled walls.

Bedroom 13'2" max 10'5" min x 8'5" (4.03 max 3.2 min x 2.58)

Double glazed window to rear aspect, storage heater.

Bathroom

Panel bath, hand basin, low level WC, part tiled walls, double glazed window to side aspect.

Outside

Two allocated parking spaces.

Tenure

Leasehold - 999 years from 1980 with a peppercorn ground rent - Maintenance charge TBC

Services

Mains water, electricity, drainage.

Council Tax

Band A

EPC

TBC

Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops, pubs and restaurants * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach and its own Historic Castle.

Directions

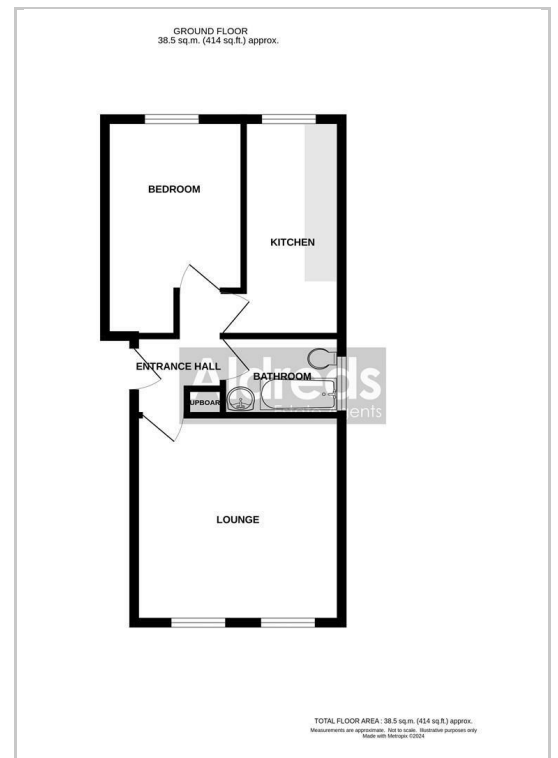
Leave Great Yarmouth heading north, continue past the stadium and turn left at the roundabout, continue over the next roundabout and then turn right in to Prince of Wales Road, turn right in to Rockall Way.

Ref Y12030/04/24

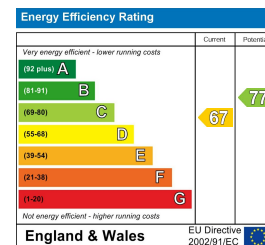
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA