

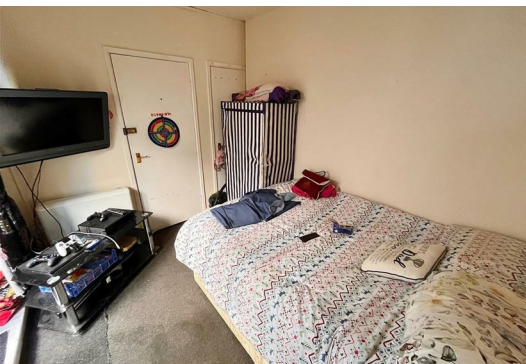


Flat 1 Queens Court Queens Road Great Yarmouth NR30 3JR

£70,000



****CALLING INVESTORS**** Aldreds are pleased to offer this rear ground floor flat which is part of a converted building and currently let generating gross income of £5880 per annum. The property is convenient for the town centre and within a few hundred yards of the beach and offers a common entrance, living room, bedroom, kitchen and bathroom. Outside there is an enclosed yard and rear separate access to the flat. The property also has double glazed windows and electric heating and would make an ideal investment.



Common Entrance Hall

Door to:

Living Room 9'11" x 8'2" (3.04 x 2.49)

Plus storage cupboard, night storage heater, tv point, double glazed French doors on to the self contained yard, door to:

Kitchen 10'6" x 8'0" (3.22 x 2.45)

Fitted wood effect wall and matching base units with grey work tops over, built in electric oven and four ring electric hob, with extractor hood over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window to side aspect, door to:

Bedroom 12'4" x 7'11" (3.77 x 2.43)

Plus built in airing cupboard with hot water cylinder, double glazed window to side aspect, night storage heater, tv point, door to:

Bathroom

White suite comprising panelled bath, pedestal wash basin, low level wc, tiled walls and flooring, frosted double glazed window to side aspect.

Outside

There is a rear separate gated access leading to the property and also an enclosed yard for sole use of the flat.

Agents Note

Although the property is currently tenanted and the preference is to sell as an investment property, the property can also be sold chain free.

Tenure

Leasehold

999 years from 20 March 1990

It is understood that the current ground rent and service charge payable are approximately £510 per annum.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric and drainage.

Location

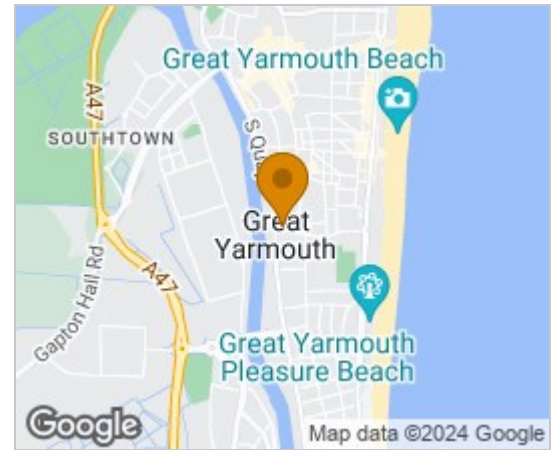
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office, head south along South Quay, turn left into Queens Road and pass through the traffic lights where the property can be found on the left hand side.

Ref: Y12079/05/24/CF

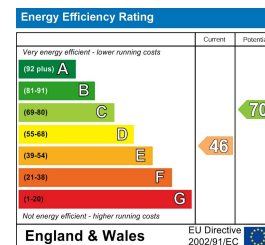
Area Map



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