

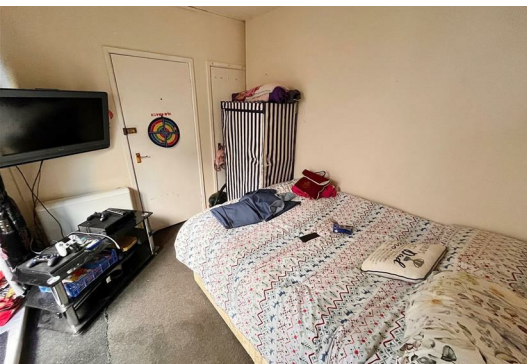


Flat 1 Queens Court Queens Road Great Yarmouth NR30 3JR

£68,600



****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

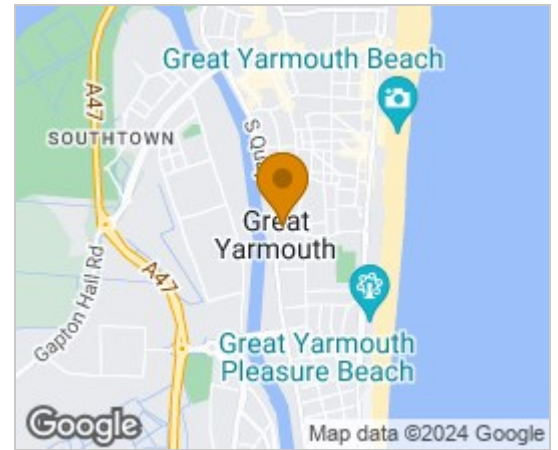
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

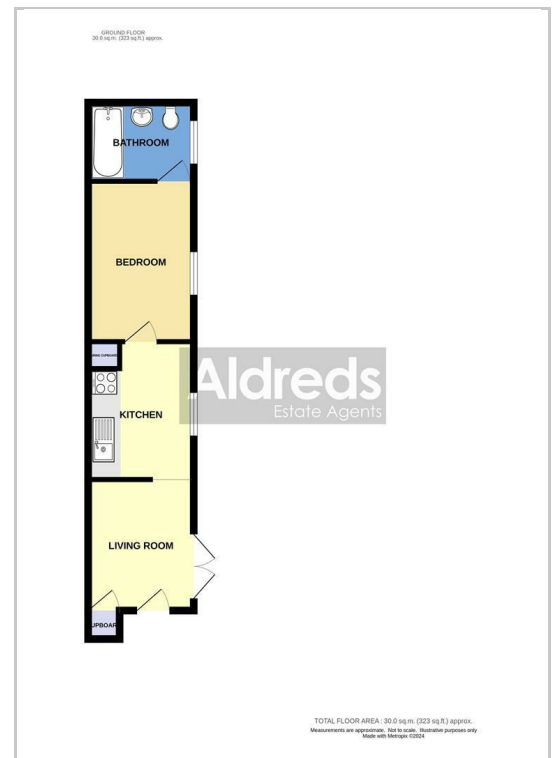
From the Yarmouth office, head south along South Quay, turn left into Queens Road and pass through the traffic lights where the property can be found on the left hand side.

Ref: Y12079/05/24/CF

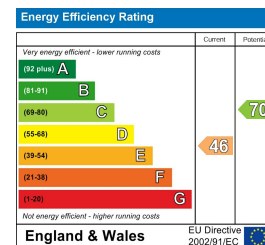
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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