



Flat 6 Queens Court Queens Road

Great Yarmouth NR30 3JR

£78,400



****CALLING INVESTORS**** Aldreds are pleased to offer this deceptively spacious first floor flat which is part of a converted building and currently let generating gross income of £6600 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, two double bedrooms, kitchen and bathroom. The property also has double glazed windows, gas central heating and would make an ideal investment.

Common Entrance Hall

Door to:

Entrance Hall

Built in storage cupboard, storage recess, doors leading off to:

Living Room 13'7" x 8'11" (4.16 x 2.74)

Double glazed window to front aspect overlooking the Royal Naval Hospital, radiator, wall mount tv point, door to:

Bedroom 2 13'7" x 6'11" (4.16 x 2.12)

Double glazed window to front aspect overlooking the Royal Naval Hospital, radiator.

Kitchen 7'3" x 5'9" (2.22 x 1.77)

Fitted wood grain finish kitchen with wall and matching base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, part tiled walls, wall mounted gas combination boiler, double glazed window to rear aspect.

Bedroom 1 14'11" x 7'11" (4.55 x 2.43)

Double glazed window to rear aspect, radiator, tv point.

Bathroom 6'5" x 5'5" (1.98 x 1.66)

White suite comprising panelled bath, low level wc, pedestal wash basin, tiled walls, wood effect vinyl flooring, extractor fan.

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 6th July 1991.

It is understood that the current ground rent and service charge payable are approximately £780 per annum.

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 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: Y12080/05/24/CF

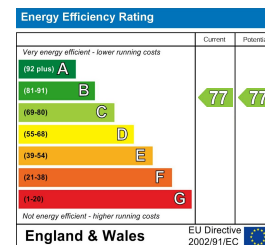
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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