



Aldreds
Estate Agents

25 Esplanade Court North Drive
Great Yarmouth NR30 1AE

£235,000



25 Esplanade Court North Drive

Aldreds are pleased to offer this purpose built, luxury first floor apartment in a superb sea front location providing stunning panoramic views out to sea. The property would make an ideal retirement or investment property with a lift service direct to the apartment. The apartment offers a spacious layout of accommodation comprising of a common entrance hall with security entry, entrance hall, delightful living room with balcony on to the sea front, quality fitted kitchen/dining room with built in appliances, inner hallway, master bedroom with en-suite bathroom, additional double bedroom and separate shower room. The property also benefits from a secure car parking facility to the rear, double glazed windows, gas central heating and is offered chain free. An early viewing is recommended.

Common Entrance Hall

With security entry door, stairs to first floor and lift service.

Entrance Hall

Wood panelled entrance door, built in storage cupboard, radiator, fitted carpet, doors leading off to:

Living Room

18'0" maximum x 16'2" narrowing to 12'0" (5.51 maximum x 4.94 narrowing to 3.67)

Delightful main reception room with a double glazed window to the front and French doors on to the balcony looking out to sea, radiator, tv point, fitted carpet, double doors to:

Kitchen/Dining Room

18'10" x 12'3" narrowing to 10'4" (5.75 x 3.74 narrowing to 3.15)

Kitchen Area

Extensively fitted with a wood finish shaker style kitchen with wall and matching base units with work surface over, integrated, fridge/freezer, washing machine and dishwasher, one and a half bowl stainless steel sink unit with mixer taps, built in electric oven, four ring gas hob and stainless steel extractor hood over, tiled flooring, part tiled walls, cupboard housing the Alpha gas boiler, double glazed window to side aspect, recessed spot lighting, open access to:

Dining Area

Space for a table and chairs, double glazed window to side aspect, fitted carpet, radiator.

Inner Hallway

Deep built in storage cupboard, doors leading off to:

Bedroom 1

12'9" x 12'2" plus recess (3.89 x 3.73 plus recess)

Double glazed window to rear aspect, radiator, tv point, telephone point, fitted carpet, door to:

En-Suite Bathroom

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, tiled flooring, frosted double glazed window to side aspect, radiator, extractor fan.





Bedroom 2

13'6" minimum x 9'6" (4.12 minimum x 2.91)

Plus door recess, double glazed window to rear aspect, radiator, tv point, telephone point, fitted carpet.

Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, part tiled walls, tiled flooring, radiator, extractor fan.

Outside

The property offers a stunning sea front aspect with a balcony out to sea. To the rear is a secure gated car parking facility with an allocated car parking space for the apartment.

Tenure

Leasehold - 999 year lease which commenced in 2002.

Ground rent for year ending 24 March 2024 - £37.50 with an annual service charge payable of £902.57.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

Directions

From Haven Bridge proceed north along North Quay to the roundabout, take the right hand exit. Proceed along the dual carriageway to the 3rd set of traffic lights taking a left turning into St Nicholas Road. Proceed past the Sainsburys Superstore and through the next set of traffic lights down to the sea front. Turn left and the property is situated approximately 300 yards on the left hand side.

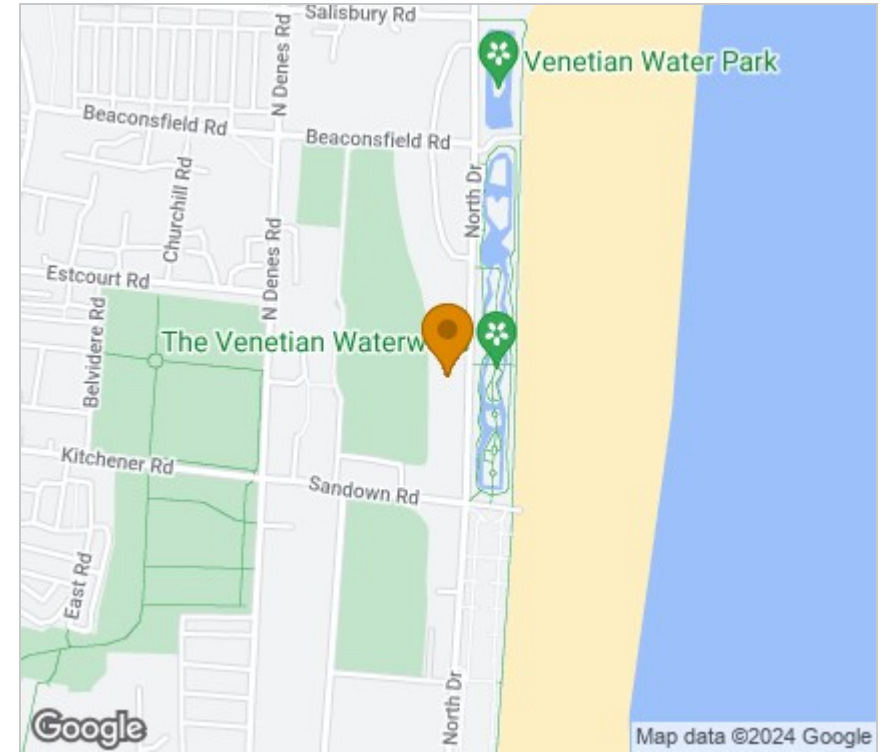
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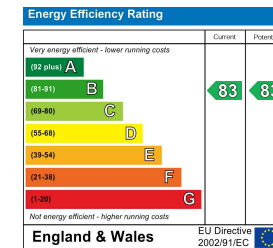
Floor Plan



Area Map



Energy Efficiency Graph



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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