

Aldreds
Estate Agents

3, The Great Court Royal Naval Hospital

Great Yarmouth, NR30 3JU

£179,950



3, The Great Court Royal

Situated in the quadrangle of the Great Court in this historic Great Yarmouth building, Aldreds are delighted to offer this tastefully presented Grade II listed period ground floor apartment. The property offers many traditional & original features and the benefits of a spacious entrance hall, living room with feature curved windows overlooking the quadrangle (the vendor advises that the windows have been recently refurbished), fitted kitchen, two bedrooms and bathroom. The property also benefits from gas central heating and a useful store within the communal entrance. Outside the property faces a southerly aspect on to the communal grounds with a designated area for car parking. Carpets as fitted are included in the asking price. An early viewing is strongly recommended.

Communal Entrance Hall

Spacious entrance with security entry phone access, Individual storage facility for the property, door to:

Entrance Hall

Two radiators, built in cloaks cupboard, security entry phone, open access to:

Kitchen/Dining Room

14'4" x 9'7" (4.39 x 2.93)

Fitted kitchen with shaker style base units with grey stone resin work surfaces over and matching splashback upstands, inset slate effect cast sink with mixer taps, space and plumbing for a washing machine and dishwasher, recesses with a gas range cooker and tumble dryer, wall mounted gas combination boiler, radiator, curved window with shutters, space for a table and chairs.

Living Room

15'9" maximum x 14'3" maximum (4.81 maximum x 4.35 maximum)

A delightful room with two curved windows with fitted shutters overlooking the Great Court, two ornate radiators, tv point, telephone point, original features.

Bedroom 1

14'5" x 9'1" (4.41 x 2.77)

Two curved windows with shutters to rear aspect, two ornate radiators, recessed spot lights.

Bedroom 2

9'0" x 8'11" (2.76 x 2.73)

Double bedroom with a curved window with fitted shutters to rear aspect, ornate radiator.





Bathroom

9'0" x 6'2" (2.75 x 1.89)

White suite comprising panelled bath with Antique style shower mixer attachment, low level wc, pedestal wash basin, tiled walls, vinyl flooring, ornate radiator, curved window with fitted shutters to rear aspect.

Outside

The Great Court is accessed via security entry gates which lead to the designated car parking area and beyond access in to the main Great Court quadrangle where there is a large area of south facing communal gardens.

Tenure

Leasehold on a 999 year lease which commenced on 1st July 1997. A yearly service charge payable - current payment for 2025 - £2262 which includes maintenance to the communal areas and buildings insurance and is reviewed annually from April. The vendor advises that fees for 2025 have been paid.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Services

Mains water, electric, gas 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.

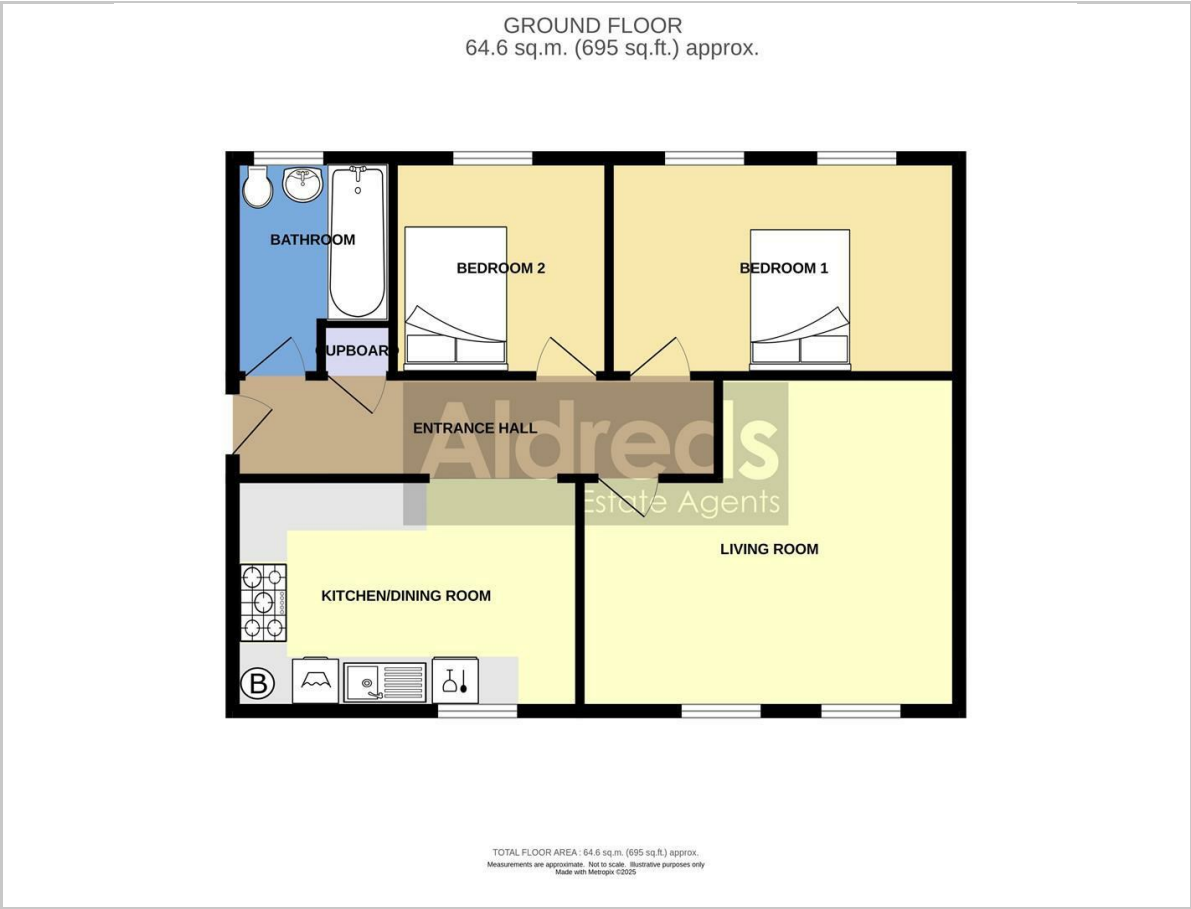
Directions

From the Yarmouth office head south along South Quay, turn left into Queens Road, continue over the traffic lights where the Royal Naval Hospital can be seen on the right hand side. On entering the Hospital via security gates continue to the bottom and park in the car park and access the Great Court via the arched gated access in front of the car park.

Ref:Y12301/1/25



Floor Plan



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

