

Aldreds
Estate Agents



1 St. Lukes Terrace
Great Yarmouth NR31 0AP
Auction Guide £25,000



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AUCTION GUIDE £25,000 Aldreds are pleased to offer this ground floor flat which offers an ideal investment opportunity. The flat does require some further modernisation and offers a rear entrance to the kitchen, living room, bedroom and shower room. Outside there is a small yard area. The property also benefits from gas central heating and double glazed windows.

Kitchen

10'1" x 6'10" (3.09 x 2.09)

Rear pvc double glazed entrance door, white base units with grey work surfaces over, part tiled walls, built in electric oven and four ring hob, vinyl flooring, single drainer stainless steel sink unit, space and plumbing for a washing machine, wall mounted gas boiler, double glazed window to rear, door to:

Living Room

12'1" x 10'10" (3.69 x 3.32)

Including the chimney breast, double glazed window to rear, radiator, door to:

Lobby

Under stairs cupboard, door to:

Bedroom

10'10" maximum x 8'2" (3.31 maximum x 2.51)

Including the chimney breast, radiator, double glazed window to front aspect.

Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

Outside

Gated rear access to a small yard leading to the entrance to the property.

Tenure

Leasehold - 99 Year Lease from 1988

The property is being sold with the Freehold transfer of the building included, therefore a fresh lease could be provided by the new owner at a longer timescale if required.

62 years remaining on the lease with a ground rent and service charge payable of £25 pcm.

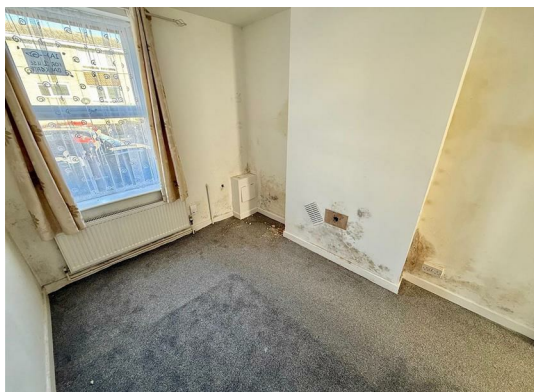
Services

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 west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, follow the road round to the right on to the second part of Mill Road, where St Lukes Terrace can be found on the right hand side.

AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for Stamp Duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Ref: Y12537/10/25/CF

Floor Plan

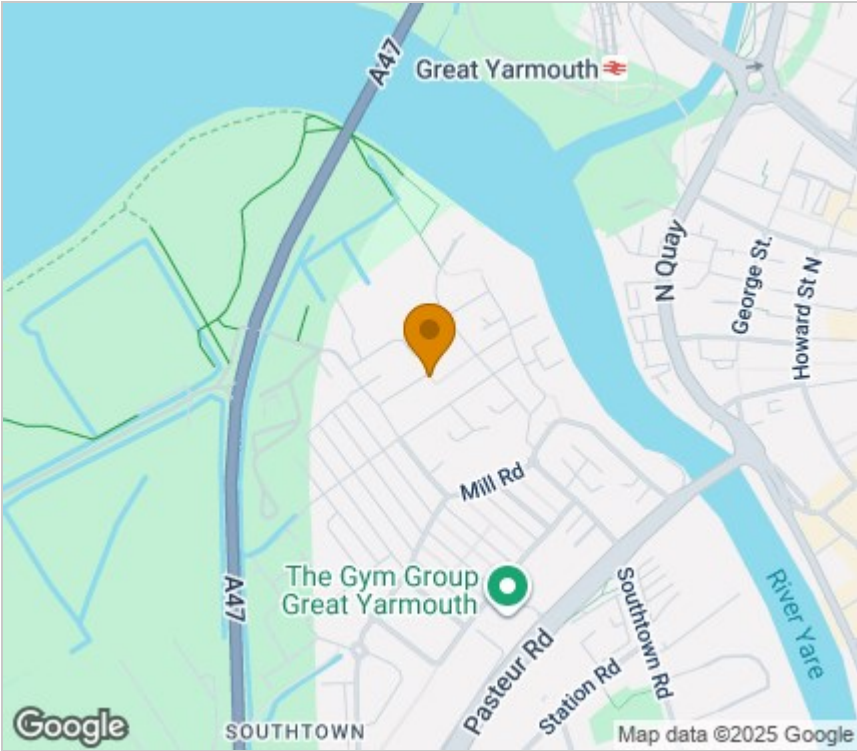


Viewing

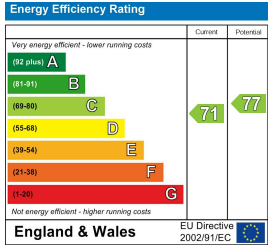
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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Area Map



Energy Efficiency Graph



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