



Apartment 2 11 South Quay  
Great Yarmouth, NR30 2QH  
£125,000



## Apartment 2 11 South Quay

, Great Yarmouth, NR30 2QH

Aldreds are pleased to offer this stunning first floor apartment which forms part of a converted grade II listed building with panoramic river views from the front of the building. The property has been sympathetically and stylishly designed to provide a luxury living space on one level with accommodation comprising of a common entrance hall with security entry phone, entrance hall with utility cupboard, superb open plan kitchen/living room overlooking the river, double bedroom with built in wardrobes and a luxury shower room. The property also has sash windows and gas fired central heating. Offered chain free.

### Common Entrance Hall

Security entry phone, entrance door to:

### Entrance Hall

Built in storage cupboard, double width utility cupboard with space and plumbing for a washing machine, wood effect LVT flooring, radiator, doors leading off to:

### Open Plan Kitchen/Living Room

20'8" x 13'4" (6.30 x 4.08)

Superb room with three sash windows overlooking the river, chimney breast with wall mount tv point, radiator, wood effect LVT flooring. Kitchen area with fitted cream gloss wall and matching base units with beige polished finished square edge work surfaces over, built in electric oven, four ring ceramic hob with glass splashback panel and extractor hood over, integrated fridge/freezer, recessed spot lights, single drainer stainless steel sink unit.

### Bedroom

12'5" x 10'3" (3.79 x 3.14)

Plus a bank of fitted wardrobes to one wall where the gas combination boiler is also housed, tv point, sash window to rear, fitted carpet, radiator.





### Shower Room

6'10" x 6'8" (2.10 x 2.05)

Luxury suite comprising a large walk in shower enclosure with a mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, extractor fan, spot lights, radiator.

### Tenure

Leasehold - 125 Year lease that commenced in 2019 with a ground rent of £248.20, maintenance and service charge of £1230.05 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 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.

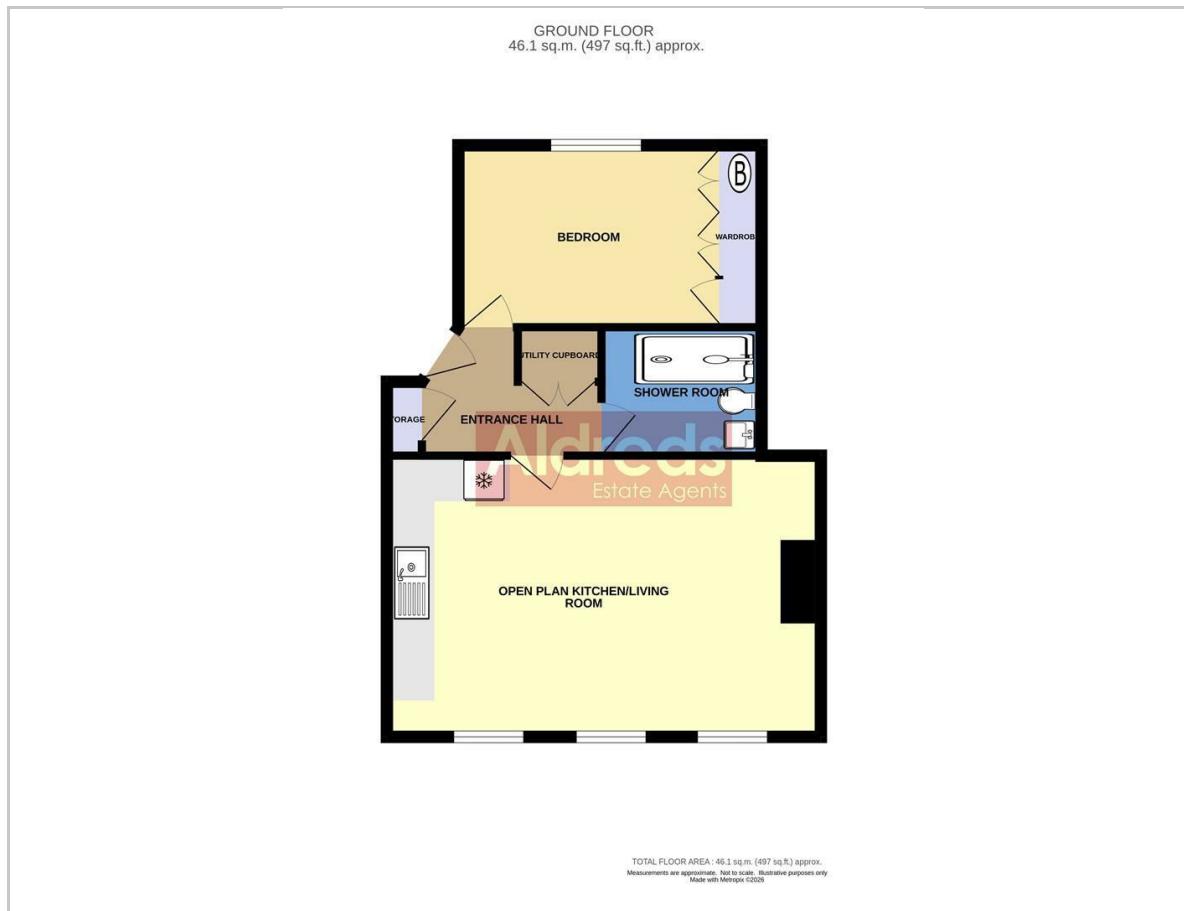
### Directions

From the Yarmouth office head south along South Quay where the property can be found on the left hand side just before the traffic lights.

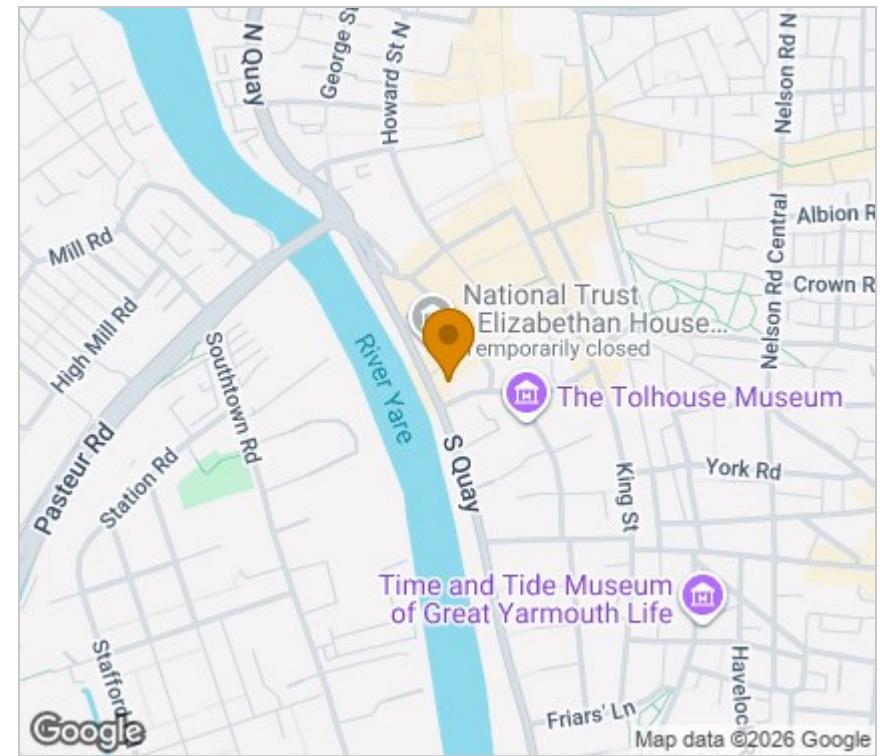
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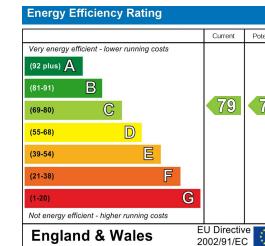
## Floor Plan



## 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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