



**Aldreds**  
Estate Agents

84a High Street

Gorleston, Great Yarmouth, NR31 6RQ

£96,000



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## 84a High Street

Gorleston, Great Yarmouth, NR31 6RQ

This compact ground floor flat has been completely refurbished to a high standard and is tucked away in a courtyard setting, just off High Street. Offered for sale with no onward chain, this property is ready to move into with everything included (even the new double bed!). The flat is heated by digital electric radiators, electric underfloor heating in the shower room and it also has double glazed windows.

### Kitchen/Dining/Living Room

13'9" max x 12'9" max (4.19m max x 3.89m max)

Six panel entrance door. Worktops with cupboards and drawer below. Single drainer sink with mixer tap. Tiled splashbacks. Built-in electric oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with washing machine. Fridge/freezer. Breakfast Bar. Media wall with television. Laminate floor. Digital electric radiator. Inset ceiling spotlights. Double glazed window to front aspect.

### Bedroom

12'10" max x 8'2" +5'5" x 2'9" (3.91m max x 2.49m +1.65m x 0.84m)

Digital electric radiator. Wall mounted television. Fitted wardrobe. Double bed. Double glazed window to front aspect.

### Shower Room

6'6" x 5'11" (1.98m x 1.80m)

Large shower cubicle with an electric shower unit. White WC. Wash basin with cupboards and storage shelves below. Tiled splashbacks. Tiled floor with electric underfloor heating. Electric chrome towel radiator. Extractor. Inset ceiling spotlights.

### Tenure

Leasehold - 999 years from 01.01.2007.

Ground Rent: £25 per annum

Service Charge for 2023/2024 up to 31st August 2024 is £270.73.

### Council Tax

Great Yarmouth Borough Council - Band A







### Energy Performance Certificate (EPC)

EPC D rating 63

### Services

Mains water, electricity and drainage.

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

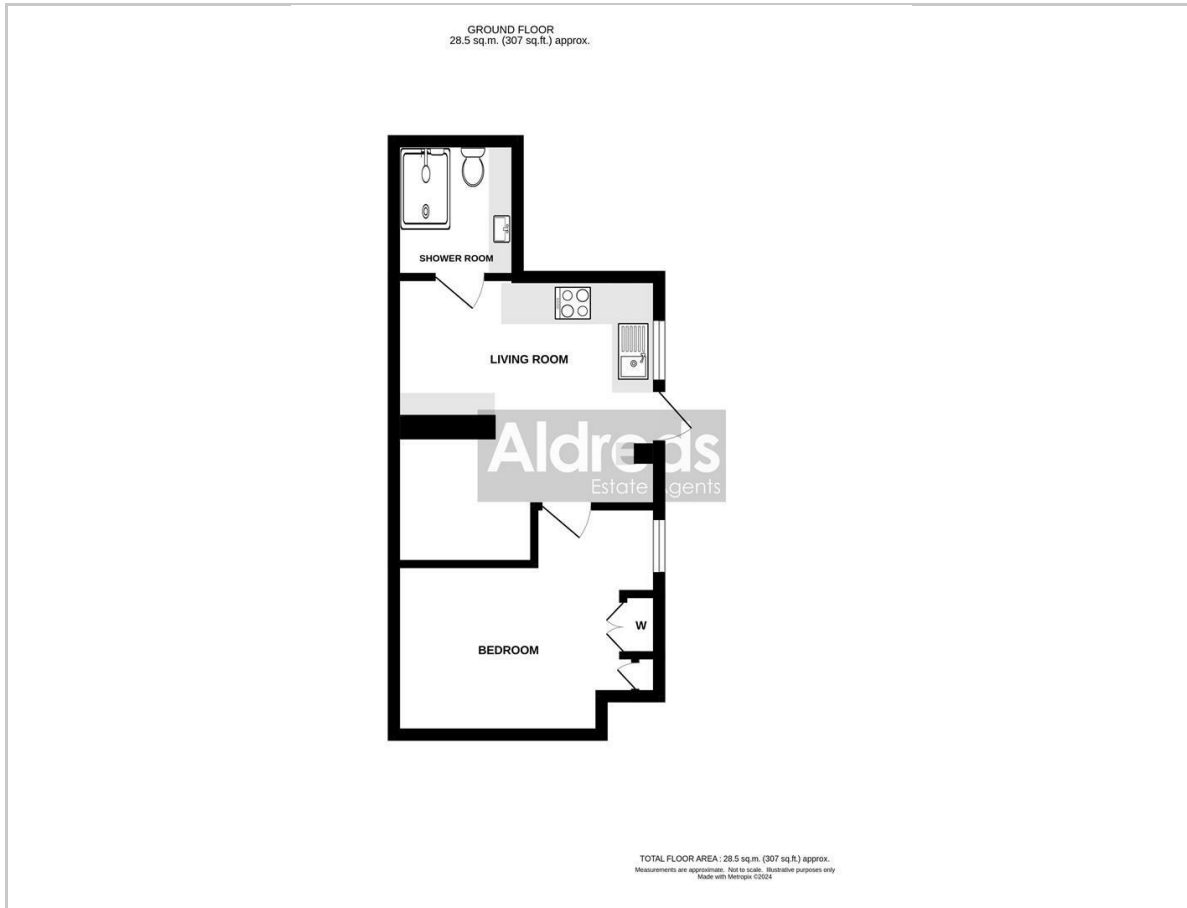
### Directions

Heading north along High Street, the property will be found on the right hand side in a courtyard setting, accessed via a pathway beside the Sue Ryder Charity Shop.

Ref: G18055/05/24



## Floor Plan



## Viewing

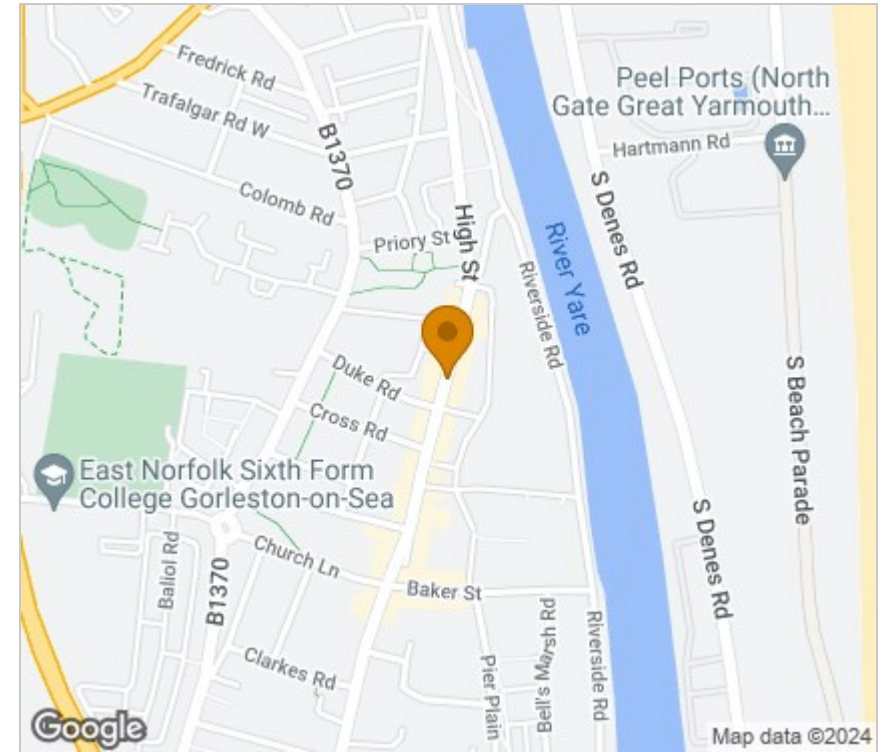
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

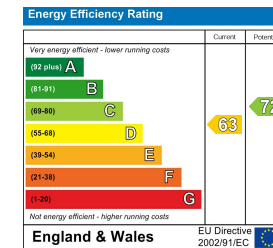
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## Area Map



## Energy Efficiency Graph



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