

Aldreds
Estate Agents

45 Elder Green

Gorleston, Great Yarmouth, NR31 8RA

£115,000



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A pleasantly positioned 2 bedroom second floor flat with a lovely view. This well proportioned flat offers 2 double bedrooms, dual aspect lounge/diner, kitchen/breakfast room, bathroom and separate WC. Offered for sale with no onward chain, the property also benefits from gas central heating and double glazed windows.

Communal Entrance Hall

Security entry system with automatic door. Stairs to second floor communal landing.

Entrance Hall

Entrance door with glazed panel. Laminate floor. Security entry phone. Radiator. Two built-in storage cupboards. Electronic thermostat control for heating. UPVC double glazed window to side.

Lounge/Diner

14'0" x 12'8" (4.27m x 3.86m)

Two radiators. Cable television point. Telephone point. UPVC double glazed windows to side and rear aspects.

Kitchen/Breakfast Room

10'8" x 10'0" (3.25m x 3.05m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap and hose attachment. Built-in fan assisted oven and grill. Four ring electric hob. Utility space below worktop with plumbing washing machine. Tiled floor. Radiator. Wall gas fired combination boiler. UPVC double glazed windows to side and rear aspects.

Bedroom 1

13'8" x 9'10" (4.17m x 3.00m)

Radiator. Built-in wardrobe. UPVC double glazed window to side aspect.

Bedroom 2

14'0" x 8'9" (4.27m x 2.67m)

Laminate floor. Radiator. UPVC double glaze window to side aspect.





Bathroom

5'7" x 5'6" (1.70m x 1.68m)

Fully tiled walls and a white panelled bath with an electric shower unit above. Wash basin with mixer tap and cupboards and drawers below. Tiled floor. Chrome towel radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to side.

Separate WC

5'6" x 2'6" (1.68m x 0.76m)

White WC with concealed cistern. Fully tiled walls and floor. UPVC double glazed window to side.

Outside

Communal gardens. Ground floor storage shed. Resident's car park.

Tenure

Leasehold. The lease is for a term of 125 years from 21/11/1988 (89 years remaining). The Service Charge from 01/04/2022 to 31/03/2023 was £714.71 including Ground Rent of £10.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Energy Performance Certificate (EPC)

EPC rating:

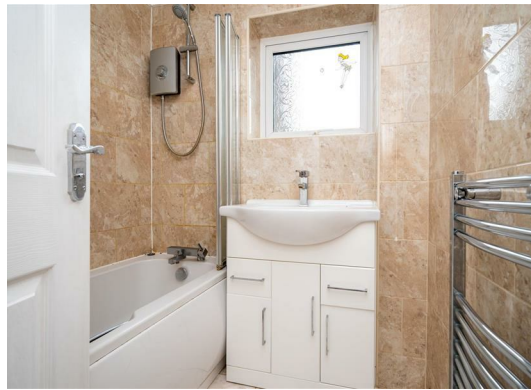
Location

Gorleston 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.

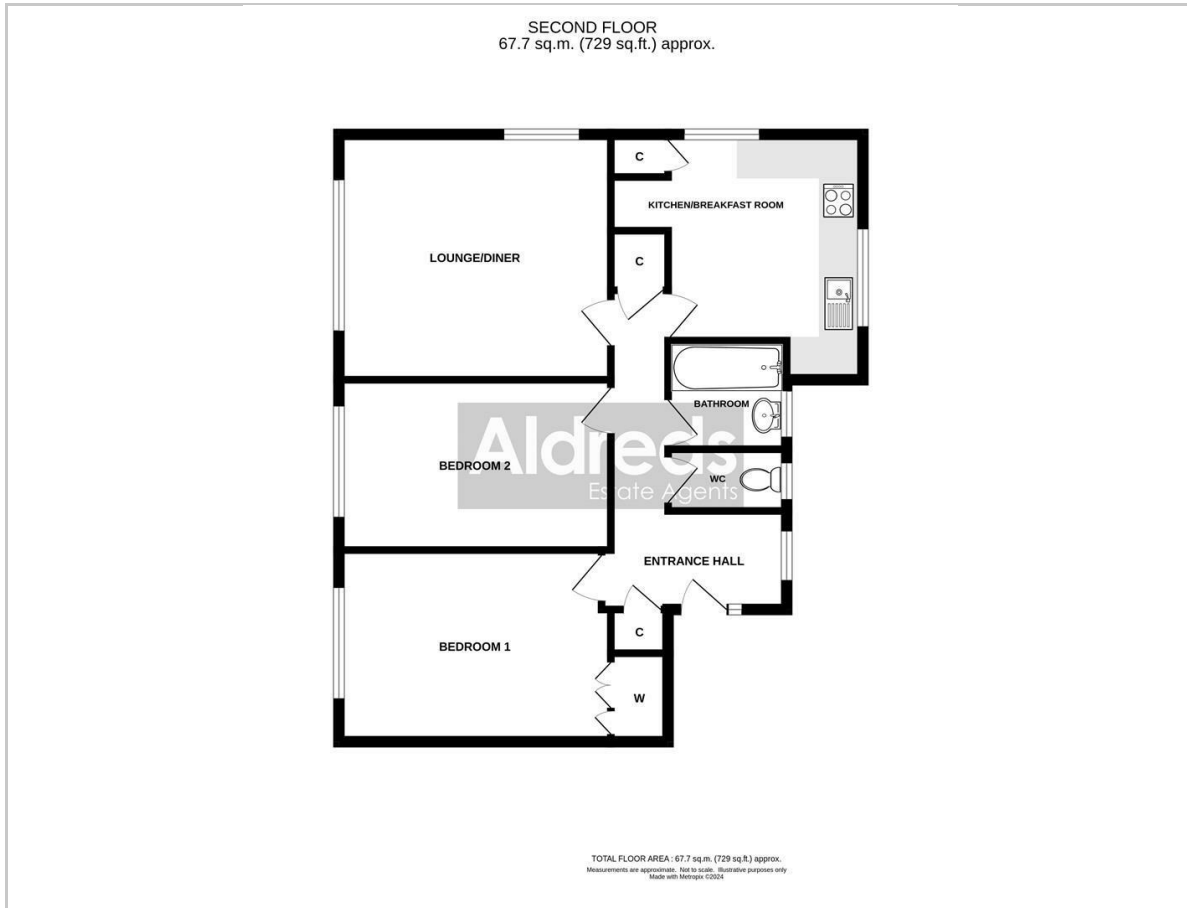
Directions

From the Gorleston office head south along the High Street and turn right at the traffic lights onto Church Lane. At the roundabout continue straight over and at the next set of traffic lights continue onto Crab Lane. Take the first turning on the left onto Laburnum Road. Follow the road as far as it bears round to the right and turn left into the entrance to the Elder Green resident's car park. The entrance to the block with number 45 will be found in the far left hand corner.

Ref: G18078/06/24



Floor Plan



Viewing

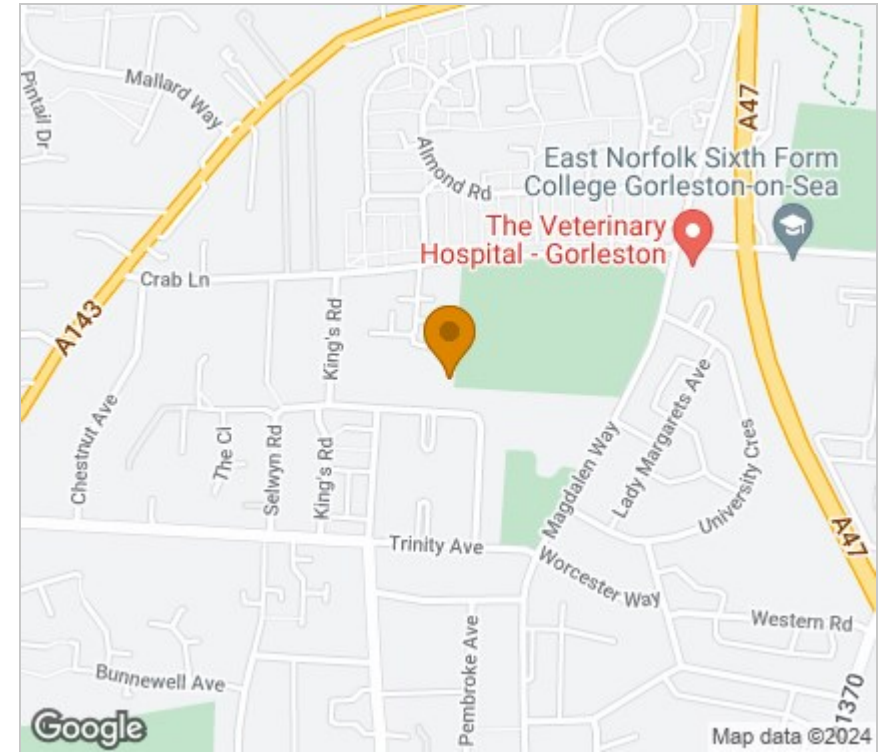
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

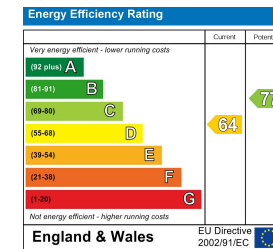
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Area Map



Energy Efficiency Graph



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