

Aldreds
Estate Agents



30 Marine Parade

Gorleston, Great Yarmouth, NR31 6DY

Offers In Excess Of £275,000



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Sitting in the fabulous Marine Parade. A fantastic two/three bedroom apartment set over the first & second floor of this handsome building. The property has an entrance hall, lounge, bedroom/dining room, kitchen, shower room & cloakroom on the first floor. On the second floor there is a sitting room and two bedrooms. Limited sea view from second floor sitting room. Gas centra heating and double glazing. The property has its own garage as well as access to the well kept communal gardens.

Communal Entrance Hall

Stairs to first floor.

Entrance Hall

Stained glass double glazed window to side aspect, stairs to second floor, radiator.

Lounge

14'0" x 10'11" (4.27 x 3.33)

Double glazed window to side aspect, radiator.

Dining Room/Bedroom 3

12'11" x 10'11" (3.94 x 3.33)

Double glazed window to rear aspect, radiator.

Kitchen

10'9" x 9'11" (3.3 x 3.04)

Double glazed window to rear aspect, base & wall units with worktops, electric hob, electric oven, plumbing for washing machine, sink with drainer, inset ceiling lights.

Shower Room

6'10" x 6'6" (2.1 x 2)

Shower in cubicle, hand basin, opaque double glazed window to side aspect, radiator.

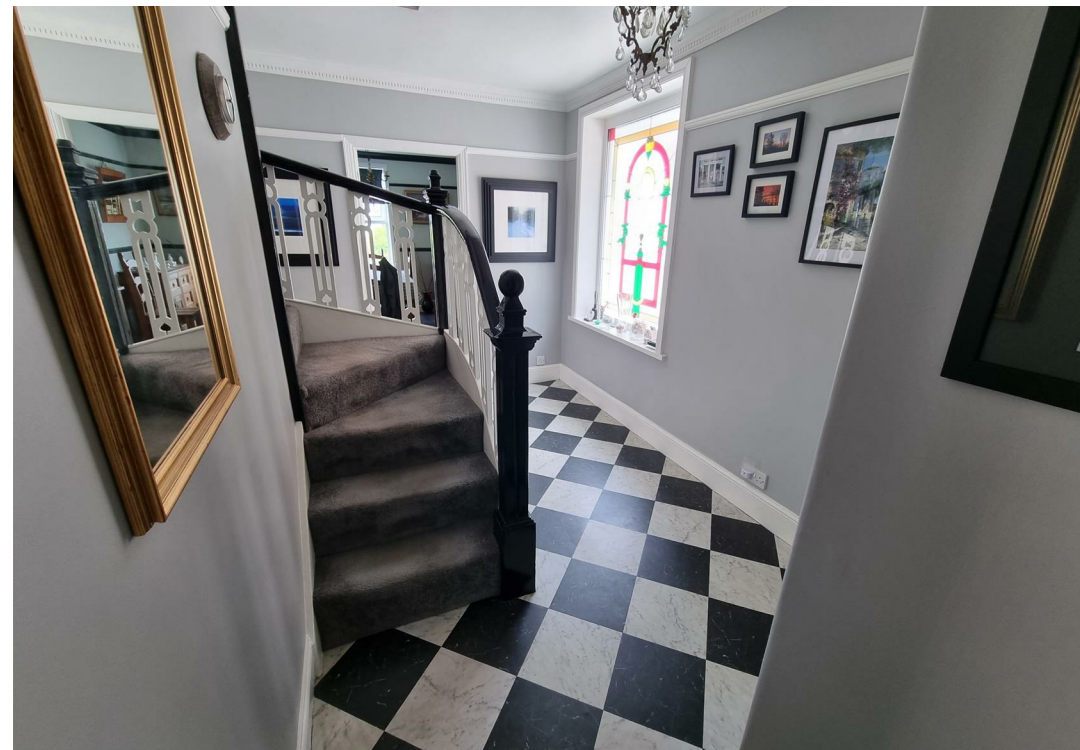
Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect.

Second Floor Sitting Room

15'5" x 13'10" (4.72 x 4.22)

Limited sea view, two storage cupboards, double glazed window to front aspect with sea view, three double glazed windows to side aspect, double glazed window to rear aspect, radiator.





Bedroom 1

12'5" x 11'8" plus wardrobe space (3.81 x 3.57 plus wardrobe space)

Velux window, built in wardrobe, radiator.

Bedroom 2

12'5" x 11'5" (3.81 x 3.48)

Double glazed window to rear aspect, radiator..

Outside

The property has its own garage to rear and access to well kept lawned gardens and patio.

Tenure

The property has the remainder of a 999 year lease from 1980 at a ground rent of £40 per year. The vendors are also selling their share of the freehold. There is no regular maintenance charge. Instead the four flats agree maintenance and a split of the cost between them.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

E rating - 52

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.

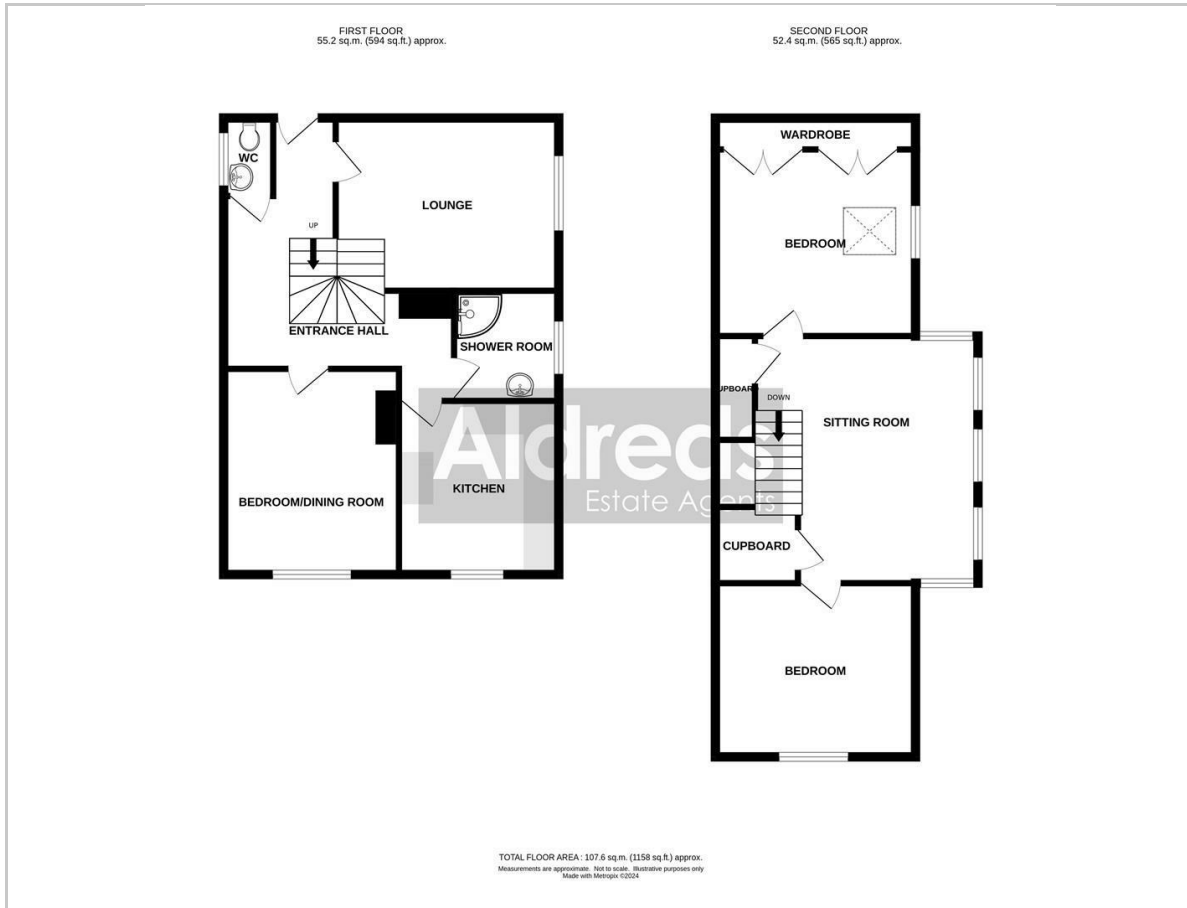
Directions

From the Gorleston office head south along the High Street, continue over the traffic lights in to Lowestoff Road, continue up the hill and past Tesco Express, follow the road around to the left in to Park Road, at the T Junction turn right in to Marine Parade.

Ref G18088/06/24



Floor Plan



Area Map



Viewing

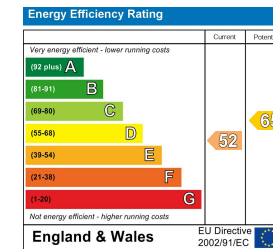
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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