

**Aldreds**  
Estate Agents



70 Kalmia Green

Gorleston, Great Yarmouth, NR31 8LR

Offers Over £110,000





## 70 Kalmia Green

Gorleston, Great Yarmouth, NR31 8LR

A spacious well presented two bedroom ground floor flat with communal parking & gardens. The property has an entrance hall, lounge, kitchen, two bedrooms and as shower room. Sealed unit double glazing and electric heating. The property is offered with no upward chain.

### Entrance Hall

Airing cupboard.

### Lounge

17'1" x 10'11" (5.22 x 3.35)

Double glazed window, electric heater.

### Kitchen

12'9" x 7'1" (3.91 x 2.18)

Base & wall units with worktops, two double glazed windows, stainless sink with drainer, plumbing for washing machine, part tiled walls, electric cooker point.

### Bedroom 1

12'9" x 10'11" (3.9 x 3.33)

Double glazed window, electric heater.

### Bedroom 2

9'10" x 9'9" (3 x 2.98)

Double glazed window, electric heater.

### Shower Room

7'2" x 5'6" (2.2 x 1.7)

Shower in cubicle, low level WC, hand basin, opaque double glazed window, part tiled walls.

### Outside

Communal Gardens. Communal Parking.





### Tenure

Leasehold. Approx 946 years remain on lease. Ground rent is £15 per annum. The vendor informs us the maintenance charge is approx. £1150 per annum for 24/25. Building insurance contribution was approx £125 for 23/24. Maintenance charge and buildings insurance variable.

### Services

Mains water, electricity, drainage.

### Council Tax

Band A

### EPC

Rating TBC

### 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

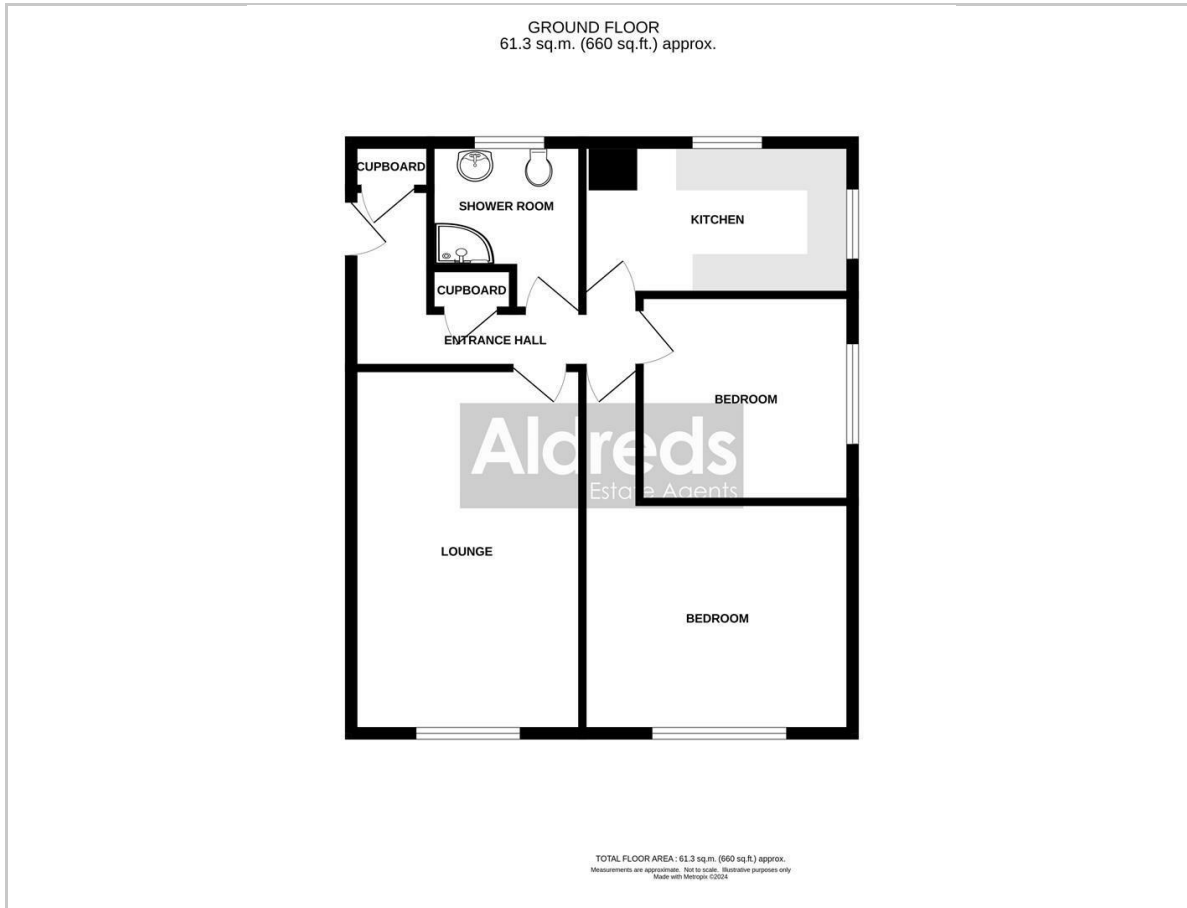
From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and over the next set of traffic lights into Crab Lane, turn right in to Forsythia Road, at the T junction turn left in to Almond Road where Kalmia Green is on the right.

REF G18011/03/24





## 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

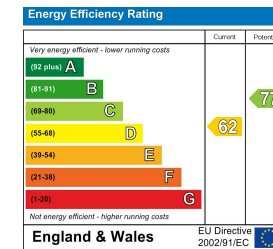
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## Area Map



## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA