



Flat 17 Mariners Close

Gorleston, Great Yarmouth, NR31 6TU

£130,000



A well presented one bedroom ground floor flat sitting in this highly desirable location next to Links Road. The property benefits from communal parking and communal gardens. Gas central heating & sealed unit double glazing.



Entrance Hall

Walk in cupboard, radiator.

Lounge 13'1" x 11'11" (4.01 x 3.65)

Double glazed French doors to communal garden, radiator.

Kitchen 10'5" x 8'3" (3.18 x 2.52)

Base & wall units with worktops, double glazed window, electric hob, electric oven, stainless sink with drainer, plumbing for washing machine.

Bedroom 11'8" x 9'10" (3.56 x 3)

Double glazed window, radiator.

Shower Room 6'4" x 5'6" (1.94 x 1.7)

Shower in cubicle, hand basin, low level WC, opaque double glazed window, radiator.

Outside

Communal gardens. Communal parking

Tenure

Leasehold. 117 years left on lease. Ground rent £10 per annum. The vendor informs us that the maintenance charge is around £500 variable.

Services

Mains, water, electricity, gas, drainage.

Council Tax

Band A

EPC

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

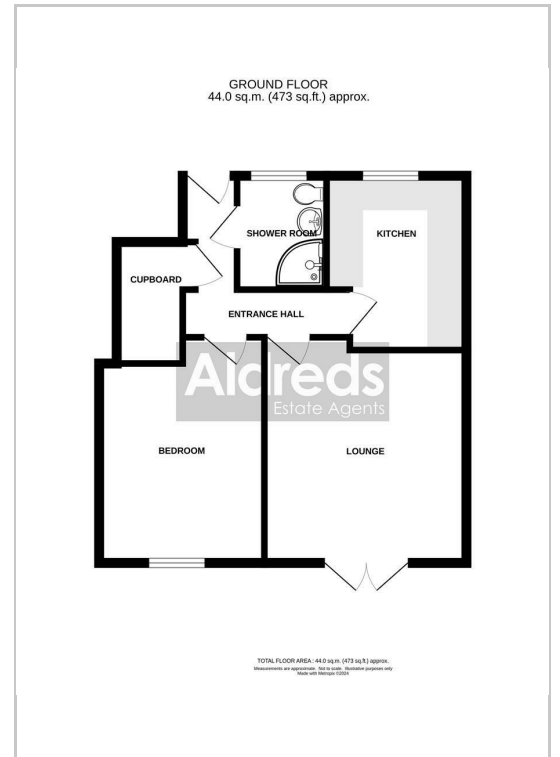
From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road, turn immediately right into Kennedy Avenue, at the 'T' junction turn left into Mariners Compass, follow the road round into Mariners Close where the property can be found on the left.

Ref G18086/06/24

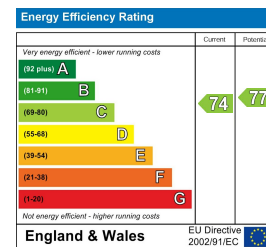
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: 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