

Aldreds
Estate Agents



6 Fastolfe Court Brasenose Avenue

, Gorleston, NR31 7EL

£135,000



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This modern and spacious two-bedroom first-floor flat, built in 2015, offers an excellent opportunity for first-time buyers or buy-to-let investors. With a share of the freehold and no service charges, it provides a cost-effective and hassle-free ownership experience. The property boasts a stylish open-plan kitchen and lounge, creating a bright and airy living space perfect for relaxing or entertaining. The contemporary design enhances the overall appeal, making it a comfortable and attractive home. The two allocated parking spaces add further convenience, ensuring secure and easy access.

Ideally located just a short distance from the James Paget Hospital, this flat benefits from excellent transport links and a range of nearby amenities. The area is well-connected, making daily commutes and travel effortless. Whether you're a first-time buyer looking for a modern home or an investor seeking a desirable rental property, this well-presented flat is a fantastic choice in a sought-after location.

Entrance hall

Upvc double glazed door to rear aspect, vinyl floor, stairs leading to to first floor. Upstairs, continuation of laminate floor, upvc double glazed window to rear aspect. Door leading into the apartment.

Hallway

Wood effect laminate floor, radiator, two cupboards, one housing the boiler and one with space for washing machine, access to 2 bedrooms, lounge/diner/kitchen, and bathroom.

Lounge/kitchen/diner

31'5" x 11'5" (max) (9.6m x 3.5m (max))

Wood effect laminate, upvc double glazed windows to front aspect, radiator, wood effect laminate counter tops in kitchen with wall mounted and under counter cupboards, integrated oven and hob with extractor fan, stainless steel sink and draining board. Space for free standing washing machine, integrated space for under counter fridge and freezer.

Bathroom

7'10" x 8'2" (2.4m x 2.5m)

Vinyl floor, upvc double glazed window to rear aspect, 3 piece white suite; WC, basin and bath with wall mounted shower. Heated towel rail.





Bedroom 1

13'5" x 11'1" (max) (4.1m x 3.4m (max))

Wood effect laminate floor, upvc double glazed window to front aspect, radiator. Loft hatch.

Bedroom 2

12'5" x 9'6" (max) (3.8m x 2.9m (max))

Wood effect laminate floor, upvc double glazed window to rear aspect, radiator.

Outside

Private concrete courtyard area to the rear, timber fence boundary, two allocated parking spaces in communal car park.

Tenure

Share of freehold with flat 5 - 999 year lease from 1st July 2015 - No service charge or ground rent.

Services

Mains gas, electric, water, sewage.

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

Head south on High Street and turn right at the traffic lights onto Church Lane. Proceed over the roundabout (2nd exit) and at the next traffic lights, turn left onto Magdalen Way. Continue past the shops and turn right onto Hertford Way. Turn left onto Brasenose Avenue. Continue past Girton Road on the right and turn right onto the narrow road where number 48 will be found on the right hand side

Council Tax

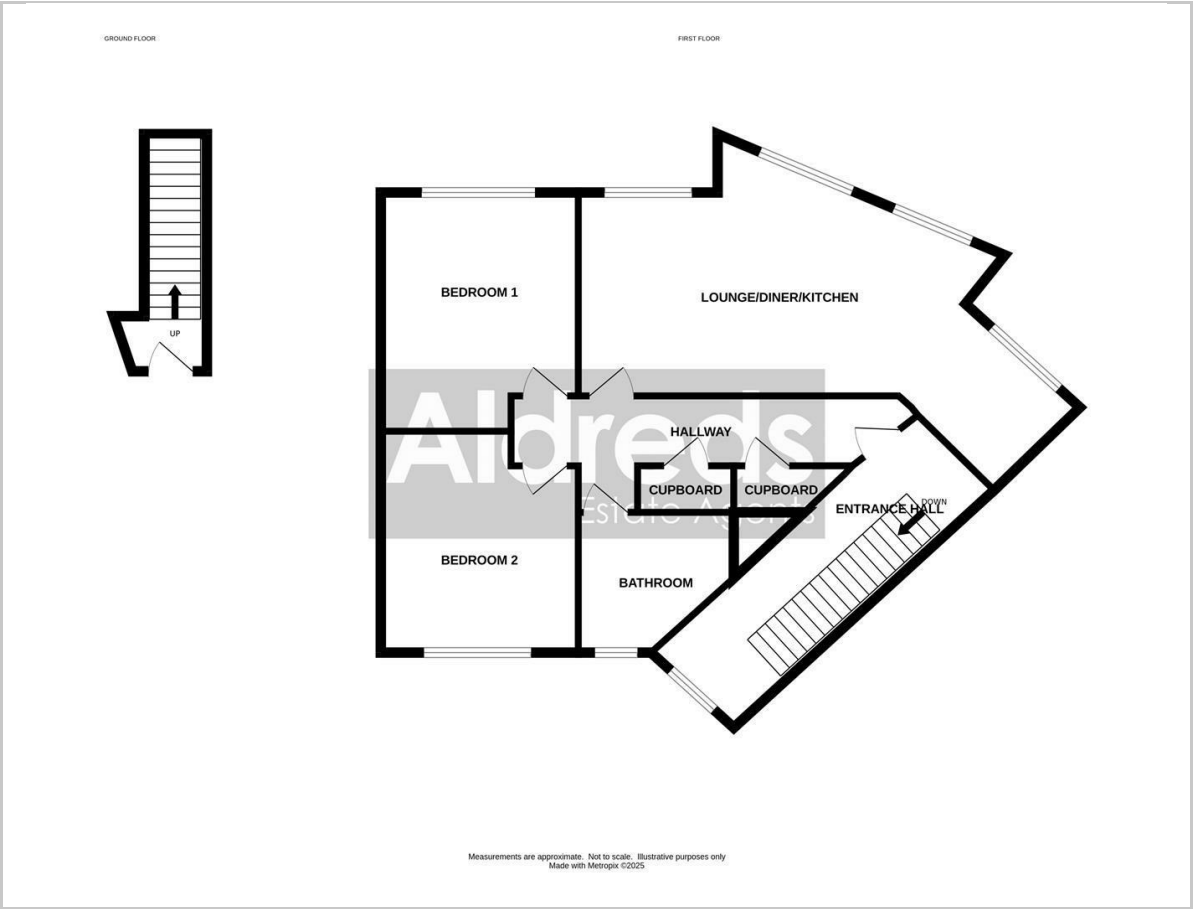
Great Yarmouth Borough Council - Band A

Ref

G18230/02/25



Floor Plan

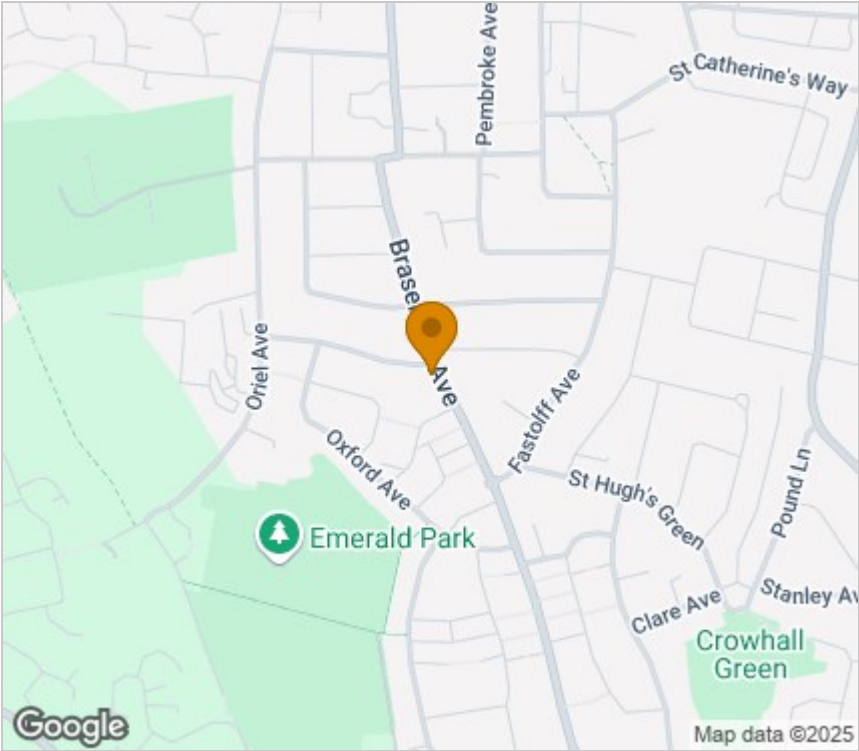


Viewing

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

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Area Map



Energy Efficiency Graph

