

LEASEHOLD

Apartment

**52 EMPRESS ROAD,
GREAT YARMOUTH,
NR31 0DD**

Offers Over

£100,000

FEATURES

- No Onward Chain
- Kitchen/Dining Room
- Spacious Rear & Side Gardens
- Spacious First Floor Flat
- Generous Living Spaces
- Quiet Location



2 Bedroom Apartment located in Great Yarmouth

Located at the end of a tranquil cul de sac on Empress Road in Great Yarmouth, this charming two-bedroom first-floor apartment offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed kitchen and dining room, perfect for both casual meals and entertaining guests. The inviting lounge provides a cosy space to relax and unwind after a long day.

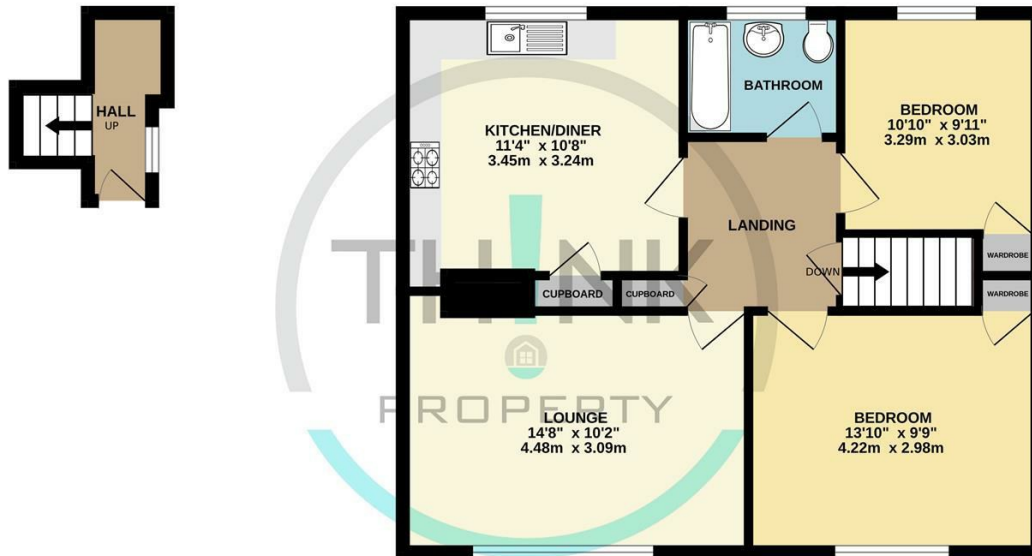
The apartment boasts two generous bedrooms, ensuring ample space for rest and relaxation. The well-designed bathroom completes the living quarters, providing all the necessary amenities.

One of the standout features of this property is the outdoor space. The gardens to the front and side offer a pleasant view, while the sizeable garden to the rear presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a small family, or looking to downsize, this apartment is a wonderful opportunity to enjoy a peaceful lifestyle in a desirable location. Don't miss the chance to view this lovely home.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

