



Apartment 5 16/17 South Quay

Great Yarmouth, NR30 2RA

£800 pcm

EPC Rating E

A redeveloped period building providing a well presented apartment with a quality finish. The Apartment benefits from extensive views of the working River Quay, a fast walk into the town centre which contains shopping and leisure facilities.

The building is accessed via secure door entry system to the front of the property which opens into a good quality communal area with stairs giving access to the apartments. There is a further rear access to an enclosed communal courtyard and secure gate onto the private rear car park. The apartment is furnished and comes with one parking space.

SECOND FLOOR APARTMENT 5

ENTRANCE HALL

entrance door; carpet; coat stand.

DINING ROOM (POTENTIALLY SITTING ROOM)

17' 1" x 14' 6" (5.21m x 4.44m) with double windows enjoying extensive views across the Quay with curtains; carpet; radiator; dining table and four chairs; door to:

SITTING ROOM (POTENTIALLY BEDROOM 3)

17' 4" x 10' 11" (5.30m x 3.33m) window to front enjoying extensive views across the Quay with curtains; feature door with decorative glass panels; carpet; radiator; sofa and arm chair; television with stand.

KITCHEN

12' 6" x 6' 1" (3.83m x 1.87m) tiled floor; range of floor mounted cupboards and drawers with white painted fronts and steel pull handles; integrated electric oven with four ring electric hob and extractor fan over; washing machine/tumble dryer provided; inset single drainer stainless steel sink unit; triple windows to side elevation.

UTILITY AREA

7' 1" x 4' 9" (2.17m x 1.47m) tiled floor; fridge and freezer provided; work surface over.

REAR HALLWAY

carpet; door into communal landing.

BEDROOM 1

13' 10" x 10' 9" (4.23m x 3.28m) window to rear elevation; carpet; radiator; double bed; wardrobe; chest of drawers.

BEDROOM 2

11' 6" x 10' 2" (3.53m x 3.10m) window to rear elevation; carpet; radiator; double bed; wardrobe.

SHOWER ROOM

8' 5" x 4' 10" (2.58m x 1.48m) vinyl floor; white suite comprising pedestal wash basin; low level wc; large walk-in shower unit; extractor fan; radiator.

OUTSIDE

To the front of the property the main entrance to the apartments is via forecourt stairs and a secure access system. To the rear of the property there is a enclosed communal courtyard area and car parking area with one parking space provided for this apartment.

SERVICES

Mains; water; drainage; electricity and gas are connected to the property. Each property has its own dedicated gas central heating system. Each apartment is separately metered for gas and electric.

COUNCIL TAX

The property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.