



**Flat 1, 50-51 Regent Road**  
Great Yarmouth, NR30 2AL

**£695 pcm**  
EPC Rating TBC

**A fantastic opportunity to acquire a newly renovated first floor one bedroom flat set in the central location of Regent Road close to local amenities and transport links and just a short walk to the iconic Golden Mile seafront.**

### **ENTRANCE**

Located via metal steps and walk way from Bermondsey Place South (this road runs behind Regent Road). Intercom entry system to each flat. Communal hallway with access to first floor Flats 1, 2 and 3 and stairs to second floor giving access to Flats 4 and 5.

### **KITCHEN / LOUNGE AREA**

13' 3" x 15' 2" (4.04m x 4.64m) vinyl flooring to kitchen area, carpet to lounge area; UPVC double glazed windows; kitchen area comprises a range of wall and base units; integrated cooker, hob and extractor fan; space for washing machine and fridge freezer; wall mounted radiator.

### **SHOWER ROOM**

5' 8" x 4' 9" (1.75m x 1.46m) vinyl flooring, large shower cubicle with wall mounted electric shower unit; low level wc; hand wash basin; wall mounted towel radiator.

### **BEDROOM**

12' 5" x 10' 0" narrowing to 8' 8" (3.79m x 3.05m to 2.65m) carpet; UPVC double glazed window; wall mounted radiator.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.

### **COUNCIL TAX**

The property is currently listed as Band A.



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Agents Note: Whilst every care has been taken to prepare these sales 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