



Apartment 2

16/17 South Quay, Great Yarmouth, NR30 2RA

£875 pcm

EPC Rating E

A redeveloped period building providing a well presented ground floor two bedroom apartment with a quality finish. The apartment benefits from extensive views of the working River Quay and the town centre shopping and leisure facilities which are a few minutes' walk away. One car parking space is provided. Available furnished or unfurnished.

The building is accessed via steps leading to a secure door entry system to the front of the property which opens into a well maintained communal area. There is a further access to the rear with steps to the private rear yard and gate to the private car park.

ENTRANCE LOBBY

matting; eco radiator.

SPACIOUS RECEPTION AREA

(which could make a useful study area) carpet; telephone for entry system; eco radiator; doors to all rooms.

KITCHEN

13' 11" x 8' 2" (4.24m x 2.49m) vinyl flooring; fitted range of white gloss floor mounted cupboards and drawers with mock granite worktops over; built-in oven with electric hob and extractor fan over; stainless steel sink unit; fridge and washer dryer (left as goodwill); window to front with river views.

SITTING ROOM

19' 5" incl bay x 16' 10" (5.92m x 5.13m) carpet; bay fronted beautifully large room providing windows with views across the Quayside; eco radiator.

BEDROOM 1

14' 10" x 11' 10" (4.52m x 3.61m) carpet; two windows to rear; eco radiator.

BEDROOM 2

12' 11" x 10' 0" (3.94m x 3.05m) carpet; window to rear with window seat; eco radiator.

SHOWER ROOM

vinyl flooring; suite comprising pedestal wash basin; low level wc; large walk-in shower unit; extractor fan; storage cupboard; eco radiator.

OUTSIDE

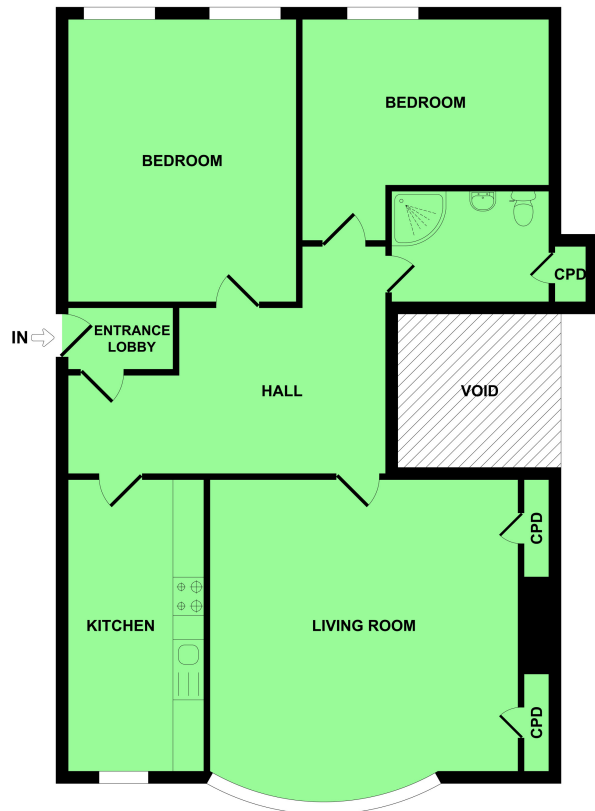
To the front of the property the main entrance to the apartments is via forecourt stairs and a secure access system. To the rear of the property there is an enclosed car parking area and bin storage area. One parking space.

VIEWINGS

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

COUNCIL TAX

This property is currently listed as Band A.



TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.65 SQ.M.)

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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 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