Bycroft
LETTINGS

Flat 4, 50-51 Regent Road

Great Yarmouth, NR30 2AL

£875 pcm

EPC Rating D

An opportunity to acquire a second floor two 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 AREA
6' 6" x 8' 6" (1.99m x 2.61m) vinyl flooring; UPVC double glazed window; a range of wall and base units; integrated cooker, hob and extractor fan; space for washing machine and fridge freezer.

LOUNGE AREA
18' 7" x 11' 5" (5.67m x 3.48m) carpet; UPVC double glazed bay window; wall mounted radiator.

SHOWER ROOM
7' 10" x 5' 4" (2.40m x 1.64m) vinyl flooring; large shower cubicle with wall mounted electric shower unit; low level wc; hand wash basin; wall mounted towel radiator.

BEDROOM 1
11' 8" x 15' 1" narrowing to 9' 8" (3.57m x 4.61m to 2.95m) carpet; UPVC double glazed bay window; wall mounted radiator.

BEDROOM 2
11' 7" x 7' 10" (3.55m x 2.41m) carpet; UPVC double glazed window; wall mounted radiator.

HALLWAY
25' 8" length (7.84m length) storage cupboard.

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

COUNCIL TAX
The property is currently listed as Band A.