



16/17 South Quay

Great Yarmouth, NR30 2RA

£850 pcm

EPC Rating D

**A redeveloped period building. Providing a well presented 2 bedroom apartment with contemporary 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. Importantly one car parking space.**

**The building is accessed via a secure door entry system to the front of the property which opens into a communal area with stairs leading to the apartment. There is further rear access to the private rear courtyard and car park.**

## **FIRST FLOOR**

Communal landing. Door to Apartment.

## **ENTRANCE LOBBY**

5' 8" x 3' 11" (1.75m x 1.20m) coir matting. Door to:

## **LIVING ROOM**

25' 4" x 16' 7" (7.73m x 5.06m) this is a particularly large airy room with triple windows enjoying views across the Quay; carpet. Door through to:

## **KITCHEN**

12' 9" x 5' 3" (3.91m x 1.61m) tiled floor; fitted kitchen comprising a range of floor mounted cupboards and drawers with vinyl worktops over; integrated electric oven and four ring electric hob with stainless steel extractor fan over; inset stainless sink unit; fridge; washing machine/tumble dryer (left in goodwill). Door to:

## **INNER HALLWAY**

carpet: doors to bedrooms and bathrooms. Door into communal landing.

## **BEDROOM 1**

13' 1" x 10' 11" (4.01m x 3.35m) carpet; window to rear aspect.

## **BEDROOM 2**

11' 1" x 10' 5" (3.39m x 3.20m) carpet; window to rear aspect.

## **SHOWER ROOM**

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

## **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 car parking area, communal courtyard and security rear entrance door. One parking space will be provided.

## **COUNCIL TAX**

The property is currently listed as Band A

## **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 located in the basement.