



Flat 1, 44 Market Place
Great Yarmouth, NR30 1LX

£700 pcm
EPC Rating C

A newly renovated and spacious apartment, ideally located in the heart of Great Yarmouth. This stylish apartment boasts high-specification fixtures and fittings throughout, offering modern and comfortable living. Key features include a secure video entry system connected to each apartment, as well as access to well-maintained communal areas, a shared bin and secure bike storage area, Nest heating system and quality fixtures and fittings throughout.

There are only three apartments in the building, all owned by the same landlord and managed by Bycroft Lettings, ensuring a consistent standard of care.

Broadband is included in the rent, providing added convenience for tenants.

GROUND FLOOR ENTRANCE AREA

secure keypad and video entry system; storeroom housing electric meters, bin and bike store; carpet stairs to first floor and security camera.

ENTRANCE HALL

wooden flooring, radiator, intercom; downlights, doors to all rooms.

OPEN PLAN LOUNGE / KITCHEN

16' 9" x 13' 4" (5.11m x 4.07m) wooden flooring; newly fitted kitchen with granite worktops; inset sink; fitted appliances including Samsung electric cooker with gas hob and extractor hood over and Siemens fridge freezer, Samsung washing machine – appliances provided by the Landlord as goodwill; downlights; sash window to side; contemporary wall light fittings; radiator, cupboard housing electric fuse box, Nest thermostat control.

BEDROOM

13' 7" x 9' 3" (4.16m x 2.84m) fitted carpet; wall lighting and downlights; two high level windows to side; radiator

SHOWER ROOM

14' 6" x 4' 4" (4.43m x 1.33m) tiled flooring; large walk in shower cubicle with rainfall and handheld showerheads; wall mounted sink unit; low level wc; wall mounted towel radiator; downlights; recessed shelving.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.



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