



Flat 3, 44 Market Place
Great Yarmouth NR30 1LX

£775 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

wood effect flooring; door access to outside decking area; steps down to further hall area and doors to all rooms; Valiant gas central heating boiler; intercom.

LOUNGE

14' 4" x 13' 8" (4.39m x 4.17m) double aspect sash windows to front elevation with views over Market Place; wood flooring; wall lighting and spotighting; two radiators; Next thermostat. Opening to:

KITCHEN

9' 2" max x 8' 9" max (2.80m x 2.68m) tiled flooring; fitted kitchen with granite worktops; integrated Samsung oven and gas hob with extractor over; Samsung washing machine and fridge freezer (provided by the Landlord as goodwill); corner sash window; downlights.

BATHROOM

8' 11" x 7' 9" (2.73m x 2.38m) tiled flooring; quality suite comprising wall mounted sink unit; low level wc; bath; separate shower cubicle; wall mounted towel radiator; downlights; sash window.

BEDROOM

13' 4" x 12' 8" (4.07m x 3.88m) fitted carpet; double aspect windows; wall lighting and downlights; radiator.

OUTSIDE

Accessed via stairs from the Entrance Hall, there is a decked area with outside lights and sockets as well as secure seagull netting over.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.