



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 spotlighting; 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.