



Flat 2, 44 Market Place
Great Yarmouth NR30 1LX

£725 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 flooring; intercom; downlights; radiator. Doors to all rooms.

BATHROOM

7' 10" x 5' 9" (2.41m x 1.76m) tiled flooring; wall mounted sink with shelving and mirror over and toilet area; downlights; bath with overhead shower and glass screen to side; wall fitted towel rail radiator.

OPEN PLAN LOUNGE / KITCHEN

19' 7" x 13' 11" (5.99m x 4.25m) wood flooring; downlights and wall mounted feature lights; two very large UPVC double glazed sash windows overlooking Market Place; newly fitted fully integrated kitchen with Samsung electric cooker, gas hob, extractor fan, washing machine/dryer; full length integrated fridge; granite worktop; double sink unit; wall units and Nest thermostat control.

BEDROOM

12' 11" x 11' 7" (3.96m x 3.54m) carpet; downlights and wall mounted lights; one large double glazed window; stairs leading to outside decking area.

OUTSIDE

13' 5" x 11' 5" (4.1m x 3.5m) decked area; outside lights and sockets; 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.