



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Larch Apartment, Koolunga House, High Road £950 pcm

Gorleston, Great Yarmouth, NR31 0PB

EPC Rating – Grade 2 Listing Building

A rare opportunity to rent a stunning one-bedroom, fully furnished ground floor apartment in the historic Koolunga House. Residents of Koolunga House benefit from the building's beautiful heritage architecture, private and tranquil gardens, as well as well-maintained communal areas in a superb location close to local amenities, cafes, restaurants, and public transport links and the property is perfectly positioned opposite the working river Yare, there is CCTV to communal and outside areas.

COMMUNAL ENTRANCE

Well-presented with sweeping stairs to first floor where there is as a seating area overlooking the river providing a peaceful space. The apartment is located on the ground floor entrance to the right.

LOBBY

entrance door, carpet; cloaks area, electrical fuse box, mirror, hoover and umbrellas. Internal door to:

LIVING ROOM

16’4” x 14’5” (5 max x 4.4m) carpet; seated bay window area to the front aspect with high sash window and curtains; fireplace with heatless electric feature fire with smoke effect feature; double radiator; furniture to include, dining room table with 4 chairs, 2 seater sofa, 2 armchairs, bookcase, nesting tables, writing desk, wall mounted 3D T.V.; smart heating control panel, books, DVD's and board games; alcove areas with double wall mounted lights; stunning chandelier attached to ceiling rose. Door to:

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) LVT floor; a range of good quality wall and base units with work surface over; decorative splashback; stainless steel sink with copper mixer tap; appliances to include built-in slim line dishwasher; washing machine, electric oven, four ring ceramic hob with extractor fan above and microwave. Freestanding condenser dryer and fridge freezer with water dispenser; 2 sash windows with fitted Roman blinds to front and side aspects with small table and stools overlooking the front aspect; kitchen is fully equipped with crockery and utensils. Sensor operated recess lighting plus decorative hanging lights and plinth heater.

INNER HALL

carpet; storage cupboard with shelving and overhead storage area.

SHOWER ROOM

9' 2" x 5' 10" (2.8m x 1.8m) LVT flooring; almost fully tiled in decorative tiles; white suite comprising of low level WC; hand basin in ornate vanity unit with marble top and demystifying mirror over with 2 wall lights and a shaving socket; walk-in shower cubicle with glass screen, mains connected waterfall and hand held shower heads; recessed soap box with movement sensor lighting; wall mounted vertical towel heater.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) carpet; radiator; 2 sash windows to rear and side aspects; net and curtains to one; blinds and curtains to the other; furniture to include king size bed, 2 side tables, 4 door wardrobe with 2 drawers and mirrored front, ceiling mounted light with fan operated by remote control, dehumidifier and chair.

OUTSIDE

Ample communal parking access by double wrought iron gates area onto a private secure gate which takes you into the communal gardens with patio seating area, washing line and extensive, private, mature gardens beyond which offers a tranquil space for all residents to enjoy.

VIEWINGS

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

COUCIL TAX

The property is currently listed as Band A.

AGENTS NOTE

Sky broadband, landline and TV is set-up with a separate charge to the landlord of £45 pcm. Please note that the TV licence is included in the rent.





14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Larch Apartment, Koolunga House, High Road £950 pcm

Gorleston, Great Yarmouth, NR31 0PB

EPC Rating – Grade 2 Listing Building

A rare opportunity to rent a stunning one-bedroom, fully furnished ground floor apartment in the historic Koolunga House. Residents of Koolunga House benefit from the building's beautiful heritage architecture, private and tranquil gardens, as well as well-maintained communal areas in a superb location close to local amenities, cafes, restaurants, and public transport links and the property is perfectly positioned opposite the working river Yare, there is CCTV to communal and outside areas.

COMMUNAL ENTRANCE

Well-presented with sweeping stairs to first floor where there is as a seating area overlooking the river providing a peaceful space. The apartment is located on the ground floor entrance to the right.

LOBBY

entrance door, carpet; cloaks area, electrical fuse box, mirror, hoover and umbrellas. Internal door to:

LIVING ROOM

16’4” x 14’5” (5 max x 4.4m) carpet; seated bay window area to the front aspect with high sash window and curtains; fireplace with heatless electric feature fire with smoke effect feature; double radiator; furniture to include, dining room table with 4 chairs, 2 seater sofa, 2 armchairs, bookcase, nesting tables, writing desk, wall mounted 3D T.V.; smart heating control panel, books, DVD's and board games; alcove areas with double wall mounted lights; stunning chandelier attached to ceiling rose. Door to:

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) LVT floor; a range of good quality wall and base units with work surface over; decorative splashback; stainless steel sink with copper mixer tap; appliances to include built-in slim line dishwasher; washing machine, electric oven, four ring ceramic hob with extractor fan above and microwave. Freestanding condenser dryer and fridge freezer with water dispenser; 2 sash windows with fitted Roman blinds to front and side aspects with small table and stools overlooking the front aspect; kitchen is fully equipped with crockery and utensils. Sensor operated recess lighting plus decorative hanging lights and plinth heater.

INNER HALL

carpet; storage cupboard with shelving and overhead storage area.

SHOWER ROOM

9' 2" x 5' 10" (2.8m x 1.8m) LVT flooring; almost fully tiled in decorative tiles; white suite comprising of low level WC; hand basin in ornate vanity unit with marble top and demystifying mirror over with 2 wall lights and a shaving socket; walk-in shower cubicle with glass screen, mains connected waterfall and hand held shower heads; recessed soap box with movement sensor lighting; wall mounted vertical towel heater.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) carpet; radiator; 2 sash windows to rear and side aspects; net and curtains to one; blinds and curtains to the other; furniture to include king size bed, 2 side tables, 4 door wardrobe with 2 drawers and mirrored front, ceiling mounted light with fan operated by remote control, dehumidifier and chair.

OUTSIDE

Ample communal parking access by double wrought iron gates area onto a private secure gate which takes you into the communal gardens with patio seating area, washing line and extensive, private, mature gardens beyond which offers a tranquil space for all residents to enjoy.

VIEWINGS

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

COUCIL TAX

The property is currently listed as Band A.

AGENTS NOTE

Sky broadband, landline and TV is set-up with a separate charge to the landlord of £45 pcm. Please note that the TV licence is included in the rent.

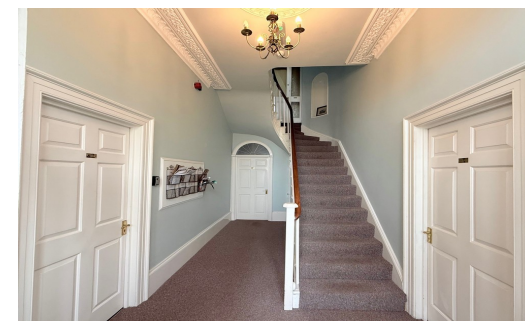




14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Larch Apartment, Koolunga House, High Road £950 pcm

Gorleston, Great Yarmouth, NR31 0PB

EPC Rating – Grade 2 Listing Building

A rare opportunity to rent a stunning one-bedroom, fully furnished ground floor apartment in the historic Koolunga House. Residents of Koolunga House benefit from the building's beautiful heritage architecture, private and tranquil gardens, as well as well-maintained communal areas in a superb location close to local amenities, cafes, restaurants, and public transport links and the property is perfectly positioned opposite the working river Yare, there is CCTV to communal and outside areas.

COMMUNAL ENTRANCE

Well-presented with sweeping stairs to first floor where there is as a seating area overlooking the river providing a peaceful space. The apartment is located on the ground floor entrance to the right.

LOBBY

entrance door, carpet; cloaks area, electrical fuse box, mirror, hoover and umbrellas. Internal door to:

LIVING ROOM

16’4” x 14’5” (5 max x 4.4m) carpet; seated bay window area to the front aspect with high sash window and curtains; fireplace with heatless electric feature fire with smoke effect feature; double radiator; furniture to include, dining room table with 4 chairs, 2 seater sofa, 2 armchairs, bookcase, nesting tables, writing desk, wall mounted 3D T.V.; smart heating control panel, books, DVD's and board games; alcove areas with double wall mounted lights; stunning chandelier attached to ceiling rose. Door to:

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) LVT floor; a range of good quality wall and base units with work surface over; decorative splashback; stainless steel sink with copper mixer tap; appliances to include built-in slim line dishwasher; washing machine, electric oven, four ring ceramic hob with extractor fan above and microwave. Freestanding condenser dryer and fridge freezer with water dispenser; 2 sash windows with fitted Roman blinds to front and side aspects with small table and stools overlooking the front aspect; kitchen is fully equipped with crockery and utensils. Sensor operated recess lighting plus decorative hanging lights and plinth heater.

INNER HALL

carpet; storage cupboard with shelving and overhead storage area.

SHOWER ROOM

9' 2" x 5' 10" (2.8m x 1.8m) LVT flooring; almost fully tiled in decorative tiles; white suite comprising of low level WC; hand basin in ornate vanity unit with marble top and demystifying mirror over with 2 wall lights and a shaving socket; walk-in shower cubicle with glass screen, mains connected waterfall and hand held shower heads; recessed soap box with movement sensor lighting; wall mounted vertical towel heater.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) carpet; radiator; 2 sash windows to rear and side aspects; net and curtains to one; blinds and curtains to the other; furniture to include king size bed, 2 side tables, 4 door wardrobe with 2 drawers and mirrored front, ceiling mounted light with fan operated by remote control, dehumidifier and chair.

OUTSIDE

Ample communal parking access by double wrought iron gates area onto a private secure gate which takes you into the communal gardens with patio seating area, washing line and extensive, private, mature gardens beyond which offers a tranquil space for all residents to enjoy.

VIEWINGS

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

COUCIL TAX

The property is currently listed as Band A.

AGENTS NOTE

Sky broadband, landline and TV is set-up with a separate charge to the landlord of £45 pcm. Please note that the TV licence is included in the rent.





14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftstateagents.co.uk
01493 844489
lettings@bycroftstateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Larch Apartment, Koolunga House, High Road £950 pcm

Gorleston, Great Yarmouth, NR31 0PB

EPC Rating – Grade 2 Listing Building

A rare opportunity to rent a stunning one-bedroom, fully furnished ground floor apartment in the historic Koolunga House. Residents of Koolunga House benefit from the building's beautiful heritage architecture, private and tranquil gardens, as well as well-maintained communal areas in a superb location close to local amenities, cafes, restaurants, and public transport links and the property is perfectly positioned opposite the working river Yare, there is CCTV to communal and outside areas.

COMMUNAL ENTRANCE

Well-presented with sweeping stairs to first floor where there is as a seating area overlooking the river providing a peaceful space. The apartment is located on the ground floor entrance to the right.

LOBBY

entrance door, carpet; cloaks area, electrical fuse box, mirror, hoover and umbrellas. Internal door to:

LIVING ROOM

16’4” x 14’5” (5 max x 4.4m) carpet; seated bay window area to the front aspect with high sash window and curtains; fireplace with heatless electric feature fire with smoke effect feature; double radiator; furniture to include, dining room table with 4 chairs, 2 seater sofa, 2 armchairs, bookcase, nesting tables, writing desk, wall mounted 3D T.V.; smart heating control panel, books, DVD's and board games; alcove areas with double wall mounted lights; stunning chandelier attached to ceiling rose. Door to:

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) LVT floor; a range of good quality wall and base units with work surface over; decorative splashback; stainless steel sink with copper mixer tap; appliances to include built-in slim line dishwasher; washing machine, electric oven, four ring ceramic hob with extractor fan above and microwave. Freestanding condenser dryer and fridge freezer with water dispenser; 2 sash windows with fitted Roman blinds to front and side aspects with small table and stools overlooking the front aspect; kitchen is fully equipped with crockery and utensils. Sensor operated recess lighting plus decorative hanging lights and plinth heater.

INNER HALL

carpet; storage cupboard with shelving and overhead storage area.

SHOWER ROOM

9' 2" x 5' 10" (2.8m x 1.8m) LVT flooring; almost fully tiled in decorative tiles; white suite comprising of low level WC; hand basin in ornate vanity unit with marble top and demystifying mirror over with 2 wall lights and a shaving socket; walk-in shower cubicle with glass screen, mains connected waterfall and hand held shower heads; recessed soap box with movement sensor lighting; wall mounted vertical towel heater.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) carpet; radiator; 2 sash windows to rear and side aspects; net and curtains to one; blinds and curtains to the other; furniture to include king size bed, 2 side tables, 4 door wardrobe with 2 drawers and mirrored front, ceiling mounted light with fan operated by remote control, dehumidifier and chair.

OUTSIDE

Ample communal parking access by double wrought iron gates area onto a private secure gate which takes you into the communal gardens with patio seating area, washing line and extensive, private, mature gardens beyond which offers a tranquil space for all residents to enjoy.

VIEWINGS

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

COUCIL TAX

The property is currently listed as Band A.

AGENTS NOTE

Sky broadband, landline and TV is set-up with a separate charge to the landlord of £45 pcm. Please note that the TV licence is included in the rent.





14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftstateagents.co.uk
01493 844489
lettings@bycroftstateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Larch Apartment, Koolunga House, High Road £950 pcm

Gorleston, Great Yarmouth, NR31 0PB

EPC Rating – Grade 2 Listing Building

A rare opportunity to rent a stunning one-bedroom, fully furnished ground floor apartment in the historic Koolunga House. Residents of Koolunga House benefit from the building's beautiful heritage architecture, private and tranquil gardens, as well as well-maintained communal areas in a superb location close to local amenities, cafes, restaurants, and public transport links and the property is perfectly positioned opposite the working river Yare, there is CCTV to communal and outside areas.

COMMUNAL ENTRANCE

Well-presented with sweeping stairs to first floor where there is as a seating area overlooking the river providing a peaceful space. The apartment is located on the ground floor entrance to the right.

LOBBY

entrance door, carpet; cloaks area, electrical fuse box, mirror, hoover and umbrellas. Internal door to:

LIVING ROOM

16’4” x 14’5” (5 max x 4.4m) carpet; seated bay window area to the front aspect with high sash window and curtains; fireplace with heatless electric feature fire with smoke effect feature; double radiator; furniture to include, dining room table with 4 chairs, 2 seater sofa, 2 armchairs, bookcase, nesting tables, writing desk, wall mounted 3D T.V.; smart heating control panel, books, DVD's and board games; alcove areas with double wall mounted lights; stunning chandelier attached to ceiling rose. Door to:

KITCHEN

11' 1" x 8' 2" (3.4m x 2.5m) LVT floor; a range of good quality wall and base units with work surface over; decorative splashback; stainless steel sink with copper mixer tap; appliances to include built-in slim line dishwasher; washing machine, electric oven, four ring ceramic hob with extractor fan above and microwave. Freestanding condenser dryer and fridge freezer with water dispenser; 2 sash windows with fitted Roman blinds to front and side aspects with small table and stools overlooking the front aspect; kitchen is fully equipped with crockery and utensils. Sensor operated recess lighting plus decorative hanging lights and plinth heater.

INNER HALL

carpet; storage cupboard with shelving and overhead storage area.

SHOWER ROOM

9' 2" x 5' 10" (2.8m x 1.8m) LVT flooring; almost fully tiled in decorative tiles; white suite comprising of low level WC; hand basin in ornate vanity unit with marble top and demystifying mirror over with 2 wall lights and a shaving socket; walk-in shower cubicle with glass screen, mains connected waterfall and hand held shower heads; recessed soap box with movement sensor lighting; wall mounted vertical towel heater.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) carpet; radiator; 2 sash windows to rear and side aspects; net and curtains to one; blinds and curtains to the other; furniture to include king size bed, 2 side tables, 4 door wardrobe with 2 drawers and mirrored front, ceiling mounted light with fan operated by remote control, dehumidifier and chair.

OUTSIDE

Ample communal parking access by double wrought iron gates area onto a private secure gate which takes you into the communal gardens with patio seating area, washing line and extensive, private, mature gardens beyond which offers a tranquil space for all residents to enjoy.

VIEWINGS

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

COUCIL TAX

The property is currently listed as Band A.

AGENTS NOTE

Sky broadband, landline and TV is set-up with a separate charge to the landlord of £45 pcm. Please note that the TV licence is included in the rent.

