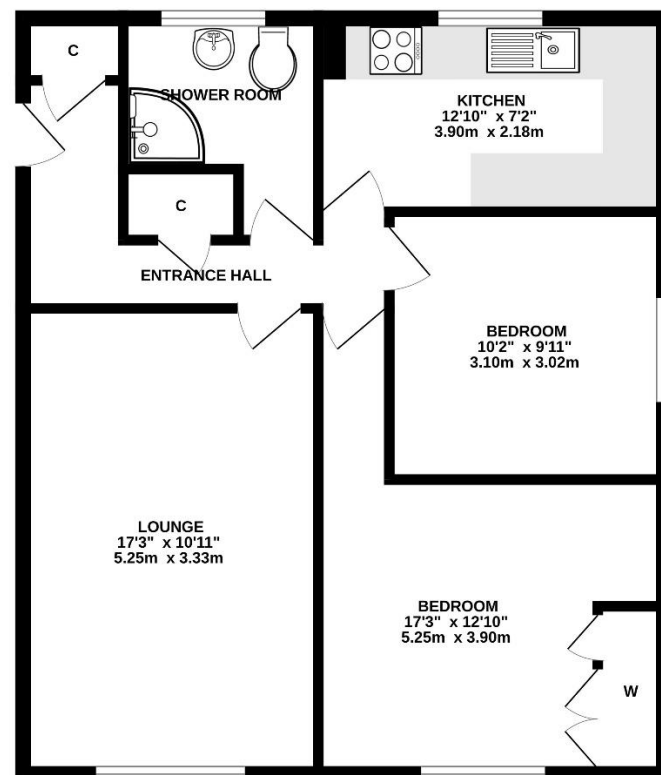


GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ICONIC  
ESTATE AGENTS

Kalmia Green, Gorleston  
£100,000 - £110,000 Guide Price  
Leasehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented First Floor Flat
- Offered With No Onward Chain
- Attractive Park Views
- Two Well Proportioned Bedrooms
- Fitted Kitchen and Bathroom
- Generous Sitting/Dining Room
- Communal Car Park
- Early Viewing Is Advised
- Council Tax Band A
- EPC Rating TBC



## Description

Iconic are delighted to market this two bedroom 1<sup>st</sup> floor flat in the popular seaside town of Gorleston On sea. Offered with no onward chain this great property is in good condition throughout and early viewing is advised to avoid disappointment.

The accommodation comprises; an entrance hallway with storage cupboard and doors which lead to all principle rooms. The sitting room is generous in size and features a large window to the West aspect. The Kitchen is fitted with a range of wall and base units with roll top work surfaces above and also has an integral electric oven with four ring hob and inset stainless steel sink and drainer. There is also ample room for further appliances and two double glazed windows.

Both bedrooms are well proportioned double rooms with the principle bedroom also benefitting from a built in triple wardrobe. There is also a shower room with three piece suite comprising; a low level WC, hand wash basin and a corner shower cubicle.

Outside the property benefits from ample off road parking in the communal car park and also has a dedicated refuse area.

Please note there are 948 years remaining on the current lease and the cost including ground rent is £823 per annum.

## Outside

Outside the property benefits from ample off road parking in the communal car park and also has a dedicated refuse area.

## Location

Gorleston is a popular seaside town in Norfolk, just South of Great Yarmouth. Gorleston offers a range of local amenities including schools, shops, restaurants and parks. There are also good transport links via the A47 & A12 with other public transport available. Benefitting from a beautiful sandy beach Gorleston is popular with both holidaymakers and local residents.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Great Yarmouth Borough Council, Hall Plain, Great Yarmouth, Norfolk, NR30 2QF

## Directions

From Gorleston High Street head West along Church Lane until you reach the crossroads after Gorleston Sixth Form college. Turn right onto Shrublands Way then left onto Almond Road. Follow Almond road along until you reach Kalmia Green on the right opposite the parade of shops.

