

# Bridge Gate Court Mill Road, Great Yarmouth NR31 0JA

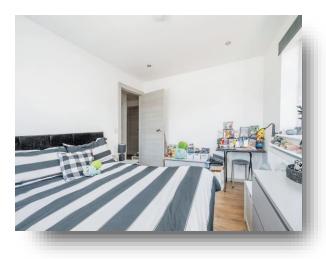


## welcome to

## Bridge Gate Court Mill Road, Great Yarmouth

2 Bedroom apartment in Cobholm. This apartment boasts an Open Plan Lounge/ Kitchen area, two bedrooms and a family bathroom. Please call 01493 331144 to arrange your viewing TODAY!













#### Accommodation Entrance Hall

Welcoming entrance hall., leading to open plan Kitchen & Living area, bedrooms 1 and 2 & Bathroom.

#### Kitchen

15' 8" x 9' 2" ( 4.78m x 2.79m ) Open Plan Living with Lounge Area, Partially tiled walls, Modern Fitted Kitchen with a range off wall and Base units and complimentary work surfaces over, Stainless Steel Sink, Integrated Induction Hob and Electric Oven, Over Head Extractor Fan, Space for 50/50 Fridge/Freezer, Plumbing for Washing Machine & laminate wood effect flooring

#### Lounge

13' 9" x 9' 7" (  $4.19m \times 2.92m$  ) Double glazed window to Side aspect, Open plan living with Kitchen, TV point, radiator & laminate flooring.

#### **Bedroom One**

11' 7" x 9' 6" ( 3.53m x 2.90m ) Double glazed window to rear and side aspect, radiator & laminate wood effect flooring.

### **Bedroom Two**

9' 9" x 6' 10" ( 2.97m x 2.08m ) Double glazed window to rear, radiator & laminate wood effect flooring.

#### Bathroom

•

Modern Bathroom with; Fully tiled walls - two types of tiles in contrasting colours, W/C, wash hand basin, bath with over head shower and shower screen, Laminate wood effect flooring.





## welcome to

## Bridge Gate Court Mill Road, Great Yarmouth

- Modern 2 Bedroom Apartment
- Sizable Rooms Throughout
- Enviable Location
- Close to Amenities & Abundance of Entertainment
- •

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price **£110,000** 





### view this property online williamhbrown.co.uk/Property/GTY107453



Property Ref:

GTY107453 - 0003

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown



01493 331144



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



#### williamhbrown.co.uk

