



Crown House Yarmouth Way, Great Yarmouth NR30 2QZ

welcome to

Crown House Yarmouth Way, Great Yarmouth

****NEW TO THE MARKET**** 2 Bedroom first floor apartment, with secured allocated parking. Within walking distance to Great Yarmouth town centre and all its amenities it has to offer,



Outside Front

Secure allocated parking space.

Open Plan Lounge/Kitchen

19' 2" x 13' 3" (5.84m x 4.04m)

Open plan living dining kitchen area, laminate flooring, built in media wall, wrap around windows, ceiling fan.

Kitchen

Laminate flooring, base and wall units, built in single oven, electric hob and hood, space for washing machine, space for fridge freezer, stainless steel sink, breakfast bar.

Bedroom One

13' 11" x 13' 2" (4.24m x 4.01m)

Laminate flooring, ceiling light, window.

Bedroom Two

7' 11" x 11' 9" (2.41m x 3.58m)

Laminate flooring, ceiling light, window.

Shower Room

Tiled flooring, WC, wash hand basin, walk in shower, heated towel radiator, partially tiled walls, window, spotlight.



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Crown House Yarmouth Way, Great Yarmouth

- First Floor Flat
- Secured Allocated Parking
- Two Bedrooms
- Long Lease
- Presented To A High Standard Throughout

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108545 - 0002

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 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.

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.



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