









welcome to

Crown House Yarmouth Way, Great Yarmouth

2 Bedroom apartment, with secured allocated parking. Within walking distance to Great Yarmouth town centre and all its amenities it has to offer.













Entrance Hall

Bright entrance hall, with laminate flooring & spotlights

Kitchen/Lounge

19' 2" x 13' 1" (5.84m x 3.99m) Open plan living:

A modern & well appointed kitchen comprising of DG windows to side aspect. A range of white gloss wall and base units with complimentary marble effect work surfaces over, built in electric oven, induction hob and glass & stainless steel canopied extractor over, 1.5 bowl stainless steel sink & drainer with mixer tap, space for free standing fridge/freezer, wall sockets, spotlights, laminate flooring & breakfast bar.

Lounge - 3 x DG floor to ceiling windows, laminate flooring, ceiling light, wall sockets & TV point

Bedroom One

13' 10" Max x 12' 10" (4.22m Max x 3.91m) Floor to ceiling DG windows x 3, laminate flooring, wall sockets & ceiling light

Bedroom Two

7' 2" x 11' 8" ($2.18m \times 3.56m$) DG windows, laminate flooring & ceiling light

Showeroom

Opaque window, W/C, wash hand basin with vanity unit under, walk in shower cubicle with chrome rainfall shower head & rinser attachment, heated towel radiator, tiled flooring, partially tiled walls & spotlights





welcome to

Crown House Yarmouth Way, Great Yarmouth

- 2 Bedroom Flat
- Secured Allocated Parking
- Enviable Location
- Modern & Well Presented Throughout
- Close to Amenities

Tenure: Leasehold EPC Rating: D

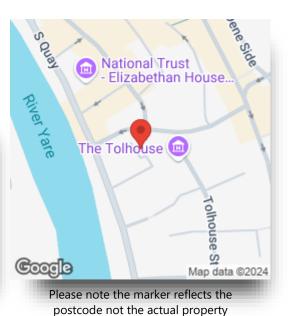
This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000









view this property online williamhbrown.co.uk/Property/GTY108339



Property Ref: GTY108339 - 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.





01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk

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.