









welcome to

North Quay, Great Yarmouth

CHAIN FREE One bedroom first floor flat, ready to move into. Perfect for first time buyers or investors.













Lounge

19' x 13' 11" (5.79m x 4.24m)

A welcoming and spacious living area, comprising of double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, TV point, 2 x electric radiators, door to storage cupboard and opening with access to....

Kitchen

13' 2" x 4' 10" (4.01m x 1.47m)

A modern kitchen, with double glazed window to side aspect. A range of wall and base units with complimentary worksurfaces over, stainless steel sink and drainer with mixer tap, built in single electric oven and hob, space for free standing fridge/freezer, plumbing for washing machine, wood effect laminate flooring, ceiling light and wall sockets

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and electric radiator

Shower Room

WC, wash hand basin, shower cubicle with elecrtic shower attachment and rainfall shower head, inset ceiling spotlights, heated towel radiator, extractor fan, wood effect laminate flooring and fully tiled walls





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North Quay, Great Yarmouth

- First Floor Flat
- One Bedroom
- Ready To Move Into
- Chain Free
- Close To Local Amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£50,000







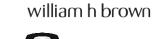


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109021



Property Ref: GTY109021 - 0025 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.





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