



St Georges Court, Great Yarmouth NR30 2PY

welcome to

St Georges Court, Great Yarmouth

****NEW TO MARKET**** One bedroom first floor flat, within walking distance to local amenities and transport links. This property is ready to move into and would be perfect for those looking to downsize.



Entrance Hall

A bright entrance hall, comprising of carpeted flooring, coved ceiling, ceiling light, 2 x built in storage cupboards, intercom system, and doors allowing access to reception rooms

Lounge

16' x 10' 1" (4.88m x 3.07m)

Double glazed window to front aspect. Carpeted flooring, 2 x ceiling lights, wall sockets, TV point, storage heater, and coved ceiling

Kitchen

5' 6" x 7' 4" (1.68m x 2.24m)

A modern and well-appointed kitchen, with a range of wall and base units, and complimentary worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, induction hob, with concealed extractor over, wall sockets, vinyl flooring, ceiling light, and tiled splashback

Bedroom One

12' 10" x 8' 10" (3.91m x 2.69m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, coved ceiling, storage heater, and built in wardrobe

Bathroom

Panelled bath, with electric shower attachment over, W/C, vanity storage unit, with wash hand basin, hand towel rail, electric radiator, vinyl flooring, extractor fan, ceiling light, and fully tiled walls



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St Georges Court, Great Yarmouth

- First Floor One Bedroom Apartment
- Over 55's Development
- Include a Residential Manager On Site and Emergency Alarm Service, Lift, Communal Lounge, Laundry and Guest Facilities.
- Enviaible Coastal Location, Close to Town Centre Amenities
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Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109477 - 0006

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.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk