

Tenure: Share of Freehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£110,000
 Guide Price



CAMPERDOWN
 474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Camperdown
 Great Yarmouth, NR30 3JB

- Chain free
- 1 bedroom flat
- Popular Great Yarmouth location
- Open plan living area
- Situated on the 1st floor
- Balcony to the front
- Seperate entrance hall
- Neautral colours throughout
- Close to local amenities
- Walking distance to the beach



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

This 1 bedroom flat is situated in the heart Great Yarmouth, walking distance to the beach. The town benefits the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away.

Entrance Hall

Entrance door to the side aspect, carpet flooring throughout and doors opening to the shower room, bedroom and main living area.

Main Living Area

5.98m x 5.39m into bay
An open space layout benefiting from a balcony to the front, ample natural light and kitchen area comprising of units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring electric hob, integrated oven, part tile walls and space for appliances including a washing machine and fridge. The living area has wood effect laminate flooring throughout, a radiator, intercom and door opening to a storage cupboard housing the water tank.

Bedroom 1

3.40m x 2.87m
Double glazed window to the rear aspect, carpet flooring throughout, radiator and space for a double bed.

Shower Room

2.08m x 1.95m
Double glazed window to the side aspect, vinyl flooring throughout, toilet, pedestal hand wash basin, radiator and a good size mains fed shower enclosed within a glass and tile cubicle.



Agent Note

This apartment is situated on the first floor of the main building.
Service maintenance charges: £650 paid every 6 months (In the months of June & December) along with £50 additional to be paid into a reserve account which helps covers the cost of major maintenance works.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

