



ADDRESS

24 Esplanade Court
North Drive
Great Yarmouth
NR30 1AE

TENURE

Leasehold
Remainder of a 999 year term

STATUS

Chain Free Sale

L  R K E S

**'HERE, YOU CAN SOAK IN
THE PANORAMIC VISTA
ENCOMPASSING GREAT
YARMOUTH'S PROMENADE'**





**FIND
YOUR
NEST**

The Tour:

This stunning first-floor apartment offers the perfect blend of coastal living and contemporary style. Situated within a private gated development, the property boasts uninterrupted sea views and enjoys landscaped gardens on approach.

Accessed via a shared stairwell or lift, the apartment's entrance hall welcomes you with a sleek intercom system and a convenient coat cupboard.

The expansive reception room takes centre stage, flooded with natural light from large windows and French doors leading onto a private balcony. Here, you can soak in the panoramic vista encompassing Great Yarmouth's promenade, bowling greens, the iconic Britannia Pier, and the endless expanse of the sea.

Flowing seamlessly from the living area, the open-plan kitchen and dining area provides a perfect space for entertaining. The modern kitchen features sleek fitted cabinetry with integrated appliances, while a dedicated cupboard houses the recently installed gas combination boiler.

An inner hallway leads to further storage space, a modern shower room, and two tranquil bedrooms. Both bedrooms boast large picture windows framing verdant views of the Wellesley Sports Ground and athletics club, ensuring a peaceful ambience.

Each bedroom offers generous proportions, with the principal bedroom enjoying the added luxury of an en-suite bathroom.

For added convenience, the apartment comes with one allocated parking space within the secure gated car park.

This exceptional apartment presents a unique opportunity to embrace a modern coastal lifestyle. Contact us today to arrange a viewing.

Points to note:

Tenure: Leasehold - remainder of a 999 year lease which commenced in 2002

Lease Charges: Approximately £169 pcm

Heating: Gas Central Heating

Average Heating & Lighting Costs: £37 pcm

Council Tax: C (£1,933)

Energy Performance: B 82

The Area:

North Drive beckons with the promise of a quintessential English seaside lifestyle. Nestled close to Great Yarmouth's vibrant promenade, it offers the perfect balance between tranquility and easy access to the town's many attractions. Here, the gentle lull of the waves serves as a constant soundtrack, and the fresh sea air invigorates the soul.

North Drive's prime location places you within a comfortable stroll of the golden sands and the iconic Britannia Pier. Bustling with traditional amusements, arcades, and lively theatre shows, the pier embodies the spirit of the English seaside. The town centre, brimming with a diverse mix of shops, cafes, and restaurants, is also effortlessly accessible on foot. Should you require a wider selection of stores, the nearby Market Place caters to every need, from independent boutiques to high-street chains and supermarkets.

Great Yarmouth boasts a selection of highly-regarded schools, ensuring a quality education for children of all ages. North Denes Primary School and Great Yarmouth Charter Academy are both within easy reach, while older students have access to well-regarded secondary schools including Yarmouth Academy and Acle Academy.

Great Yarmouth's rich maritime heritage is a captivating draw. Explore the National Trust's Elizabethan House Museum and delve into a bygone era, or lose yourself in the historic remnants of Yarmouth Castle. Family adventures abound, with boat trips on the Norfolk Broads, fascinating encounters at the Sea Life Centre, and thrilling rides at the Pleasure Beach amusement park.

When seeking a respite from the lively atmosphere, the Wellesley Recreation Ground provides a haven of peace. Perfect for picnics, leisurely strolls, or watching a local football match, this green space allows you to reconnect with nature. The beauty of the Norfolk Broads National Park lies just beyond the town's fringes, offering a network of enchanting waterways and timeless villages waiting to be explored.

Life on North Drive comes with the added advantage of secure parking at the North Drive Car Park, ensuring peace of mind for residents with cars. The development itself boasts well-maintained communal gardens, creating a sense of community and a delightful space to unwind surrounded by greenery.

North Drive beckons those yearning for a life infused with the charm of the English seaside. Here, every day promises a fresh adventure, be it exploring the town's vibrant heart, delving into its rich history, or simply relaxing amidst the calming embrace of the sea.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.



Main facade



Landscaped grounds



Interconnecting and flexible reception rooms



Generous entrance hall



**FIND
YOUR
NEST**



Living room



Kitchen and dining area



Kitchen details



Alternate view of living room with french windows leading to the private balcony



Second bedroom



Rear view over athletics ground and tennis courts



Primary bedroom



Gated residents car park with one allocated parking space

Room Dimensions

1	Kitchen	2.78m x 3.74m (9'1" x 12'3")
2	Living Room	4.85m x 5.50m (15'11" x 18')
3	Dining Area	2.64m x 3.74m (8'8" x 12'3")
4	Bedroom 1	3.91m x 3.74m (12'10" x 12'3")
5	Bedroom 2	4.11m x 2.61m (13'6" x 8'7")
6	En-suite Bathroom	
7	Shower Room	
8	Hallway	
9	Balcony	

Apartment Locator

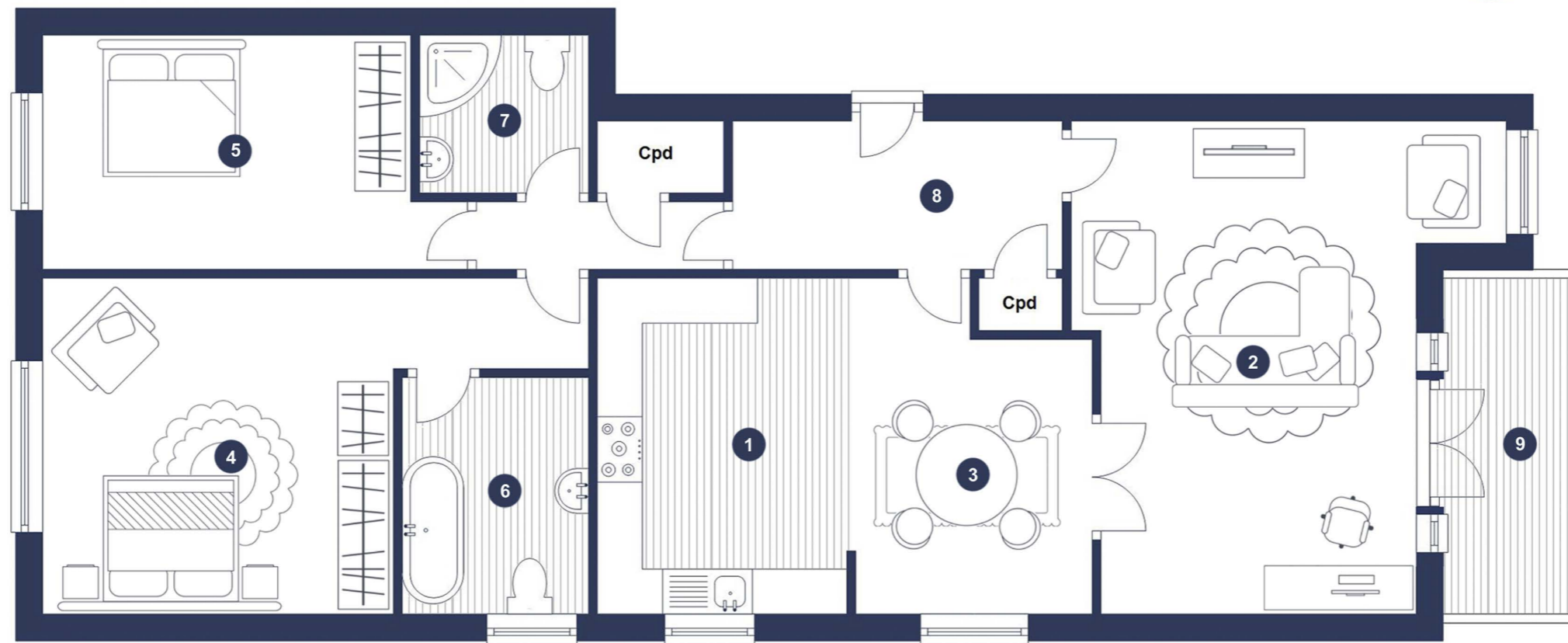
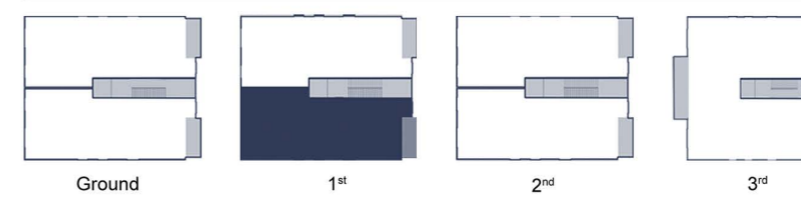
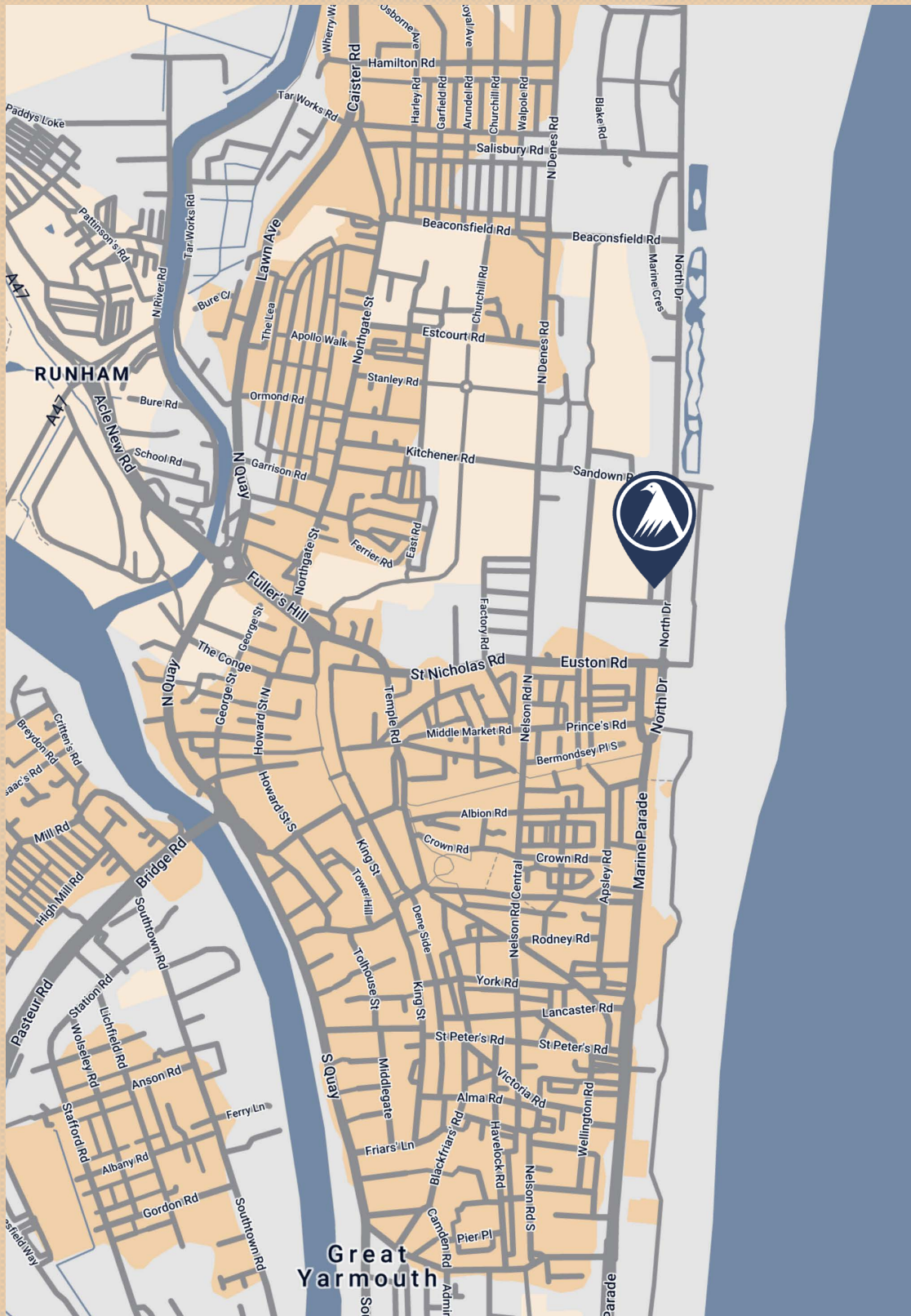


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7317



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