



ADDRESS
Flat 4, 30 Kitchener Road
Great Yarmouth
Norfolk
NR30

TENURE
Share of Freehold

STATUS
Chain Free Sale

L  LARKES S

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

'A BRIGHT AND SPACIOUS FIRST-FLOOR APARTMENT ON KITCHENER ROAD, GREAT YARMOUTH, NORFOLK'



The Tour:

Welcome to this charming two-bedroom first-floor apartment, constructed around 1970, and located on the serene Kitchener Road in the heart of Great Yarmouth. This residence combines the convenience of modern living with the tranquillity of a well-established neighbourhood.

Approached via a picturesque footpath, the residents' entrance opens into a common staircase leading to the first-floor landing. Here, you are welcomed into the private accommodation through a spacious entrance hall, which features a handy coats cupboard and a well-appointed shower room to the left.

The apartment's expansive open-plan living and dining area is bathed in natural light from its vast south-facing windows, creating a warm and inviting atmosphere. A sleek, glazed partition artfully separates the living space from the fully equipped kitchen, which boasts ample storage with two generous pantry cupboards.

Both bedrooms, accessible from the main reception room, are spacious doubles. The master bedroom offers additional convenience with a fitted wardrobe and cupboard, providing ample storage solutions.

Residents enjoy the benefit of an allotted parking space in the resident-only car park, and access to a communal yard, which includes two sheds for additional storage needs.

With a share of the freehold and a modest service charge of £40 per month, this property ensures that maintenance, decorating, and repairs to the building structure and roof are jointly managed by the owners, offering peace of mind and a sense of community.

This delightful apartment on Kitchener Road is a perfect blend of light-filled spaces, practical amenities, and a harmonious setting, ideal for those seeking a comfortable and convenient home in Great Yarmouth.

Points to note:

Tenure: Share of Freehold

Service charges: £40 per month

Building Insurance: £141 per annum

Heating: Electric heating (Gas connected)

Improvements: Cavity wall insulation installed 2016, and windows replaced 2019.

Average Heating & Lighting Costs: £114 per month

Council Tax: Band A (£1,450)

Energy Performance: D 64

The Area:

Step outside and you'll find yourself surrounded by the vibrant life of New Town Great Yarmouth, with its independent shops, cafes, and pubs just a stone's throw away.

Families will appreciate the proximity of North Denes Primary and St Nicholas Priory, and for older children Great Yarmouth Charter Academy, all within easy reach and with either Good or Outstanding Ofsted ratings.

For history buffs, the Nelson Museum and Burgh Castle offer fascinating glimpses into Great Yarmouth's rich past. When adventure calls, the golden sands of Great Yarmouth beach are just a short stroll away, promising endless fun and relaxation.

Staying connected is easy, with Great Yarmouth railway station a mile away and convenient bus services providing access to other parts of town.

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.

**‘THE APARTMENT’S EXPANSIVE
OPEN-PLAN LIVING AND DINING
AREA IS BATHED IN NATURAL
LIGHT FROM ITS VAST SOUTH-
FACING WINDOWS, CREATING
A WARM AND INVITING
ATMOSPHERE.’**





Living room detail south facing windows and glazed partition to the kitchen



Entrance hall with storage cupboard, and access to shower room to the left

**FIND
YOUR
NEST**



Kitchen with modern fitted cabinetry offering plentiful storage.

**‘A SLEEK, GLAZED PARTITION
ARTFULLY SEPARATES THE
LIVING SPACE FROM THE FULLY
EQUIPPED KITCHEN, WHICH
BOASTS AMPLE STORAGE
WITH TWO GENEROUS PANTRY
CUPBOARDS.’**





Primary bedroom.



Residents entrance

**FIND
YOUR
NEST**

**‘ A HARMONIOUS SETTING,
IDEAL FOR THOSE SEEKING A
COMFORTABLE AND CONVENIENT
HOME IN GREAT YARMOUTH.’**



Shower room.



Second bedroom.

**FIND
YOUR
NEST**



The apartment benefits from an allotted space in the resident car park.

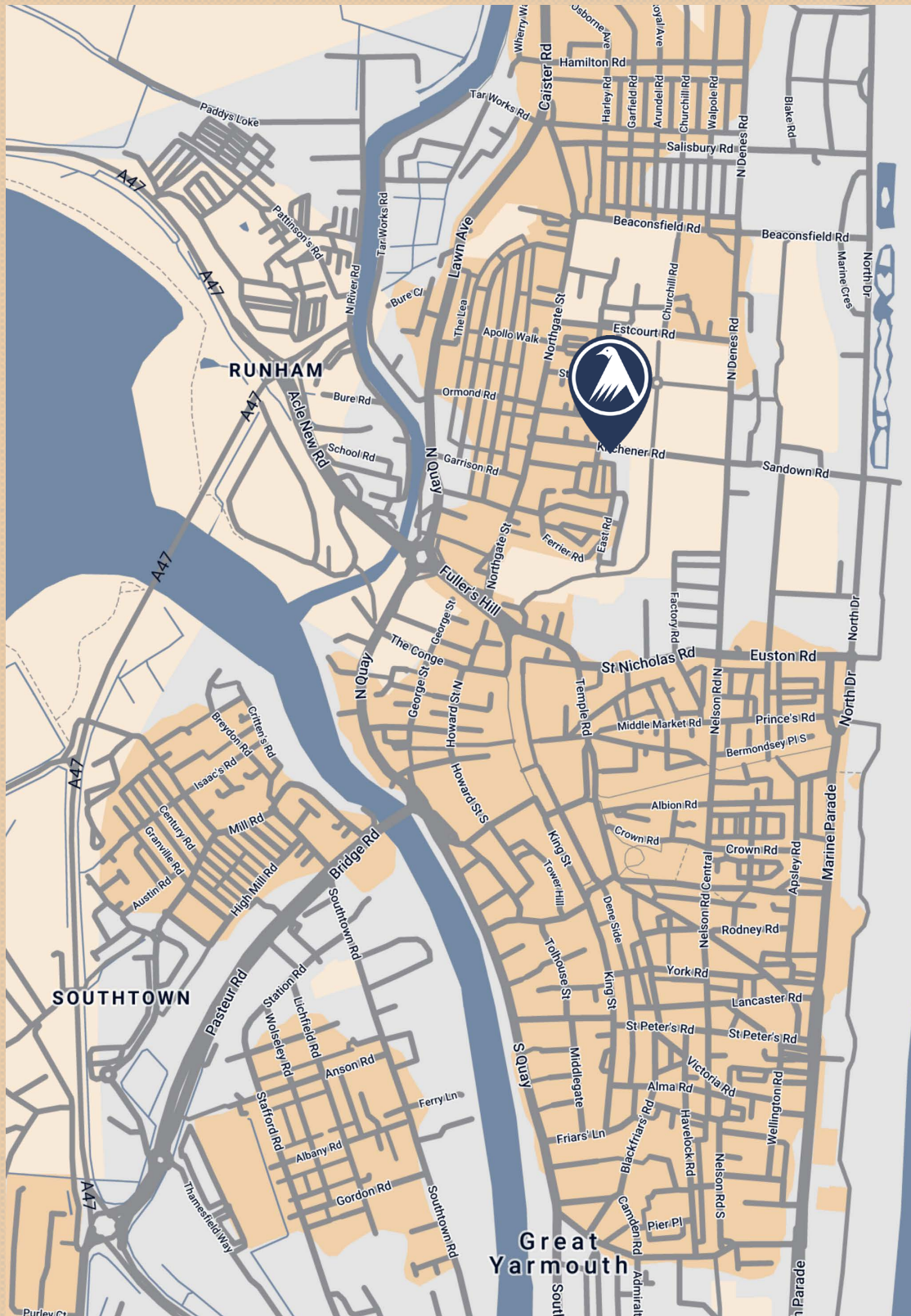


First Floor
 Approx. 53.9 sq. metres (580.6 sq. feet)



Site Plan

Ref: 7327



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property