



ADDRESS  
6 Esplanade Court  
Great Yarmouth  
Norfolk  
NR30 1AE

TENURE  
Leasehold

STATUS  
Chain free sale

# LARKES

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## **“COASTAL LIVING REDEFINED: STUNNING VIEWS, MODERN LUXURY, AND UNPARALLELED CONVENIENCE.”**

### Features:

Type: Modern seaside apartment

Beds: Two double bedrooms

Baths: Ensuite bathroom, and shower room

Reception: Living room with balcony, and kitchen/diner

Garden: Communal landscaped grounds

Love: Sea views and private gated community

Status: Chain free sale

### The Tour:

This exquisite second-floor apartment seamlessly combines modern elegance with the allure of coastal living. Located within a secure, gated development, the property offers breathtaking, uninterrupted sea views and is framed by beautifully landscaped gardens.

Accessed via a shared stairwell or lift, the welcoming entrance hall features a sleek intercom system and a convenient coat cupboard.

The spacious reception room is a true highlight, filled with natural light from large windows and French doors that lead to a private balcony. From here, you can enjoy panoramic views of Great Yarmouth's promenade, bowling greens, the iconic Britannia Pier, and the endless sea horizon.

Adjoining the reception room, the open-plan kitchen and dining area is ideal for entertaining. The contemporary kitchen is equipped with stylish fitted cabinetry, integrated appliances, and a dedicated cupboard housing the gas combination boiler.

An inner hallway provides access to additional storage, a modern shower room, and two serene bedrooms. Both bedrooms feature large picture windows that offer lush views of Wellesley Sports Ground and athletics club, creating a tranquil setting.

The principal bedroom boasts generous proportions and includes an en-suite bathroom, adding a touch of luxury to this peaceful retreat.

For convenience, the apartment includes one allocated parking space within the secure gated car park.

This exceptional property offers a unique opportunity to embrace a modern coastal lifestyle. Arrange a viewing today to experience it firsthand.

### Points to Note:

Tenure: Leasehold – remainder of a 999-year lease that began in 2002

Lease Charges: Approximately £60 per month

Construction: Insulated cavity wall

Fenestration: uPVC double glazing

Heating: Gas Central Heating

Average Heating & Lighting Costs: £37 per month

Council Tax: Band C (£1,933 annually)

Energy Performance: B (82)





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#### The Area:

North Drive offers a quintessential English seaside lifestyle. Situated near Great Yarmouth's bustling promenade, it provides the perfect balance of tranquillity and easy access to local attractions. The soothing sound of the waves and invigorating sea air create a serene atmosphere.

Just a short stroll away, the golden sands and iconic Britannia Pier await. The pier is a hub of traditional amusements, arcades, and lively theatre shows, embodying the charm of the English seaside. The nearby town centre features an array of shops, cafes, and restaurants, while the Market Place offers a mix of independent boutiques, high-street chains, and supermarkets.

Families will appreciate the selection of highly regarded schools in the area, including North Denes Primary School, Great Yarmouth Charter Academy, Yarmouth Academy, and Acle Academy.

For history enthusiasts, Great Yarmouth's rich maritime heritage is unmissable. Explore the Elizabethan House Museum or the historic remnants of Yarmouth Castle. Family-friendly activities abound, from boat trips on the Norfolk Broads to encounters at the Sea Life Centre and thrilling rides at the Pleasure Beach amusement park.

For a quieter escape, the Wellesley Recreation Ground offers a peaceful retreat for picnics, leisurely strolls, or watching local football matches. Beyond the town, the Norfolk Broads National Park beckons with its enchanting waterways and picturesque villages.

Residents benefit from secure parking at North Drive Car Park and enjoy the well-maintained communal gardens, fostering a sense of community and providing a delightful outdoor space to unwind.

North Drive is an invitation to experience the charm of coastal living, where every day offers a new adventure—be it exploring the vibrant town, delving into its history, or simply relaxing by 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.*







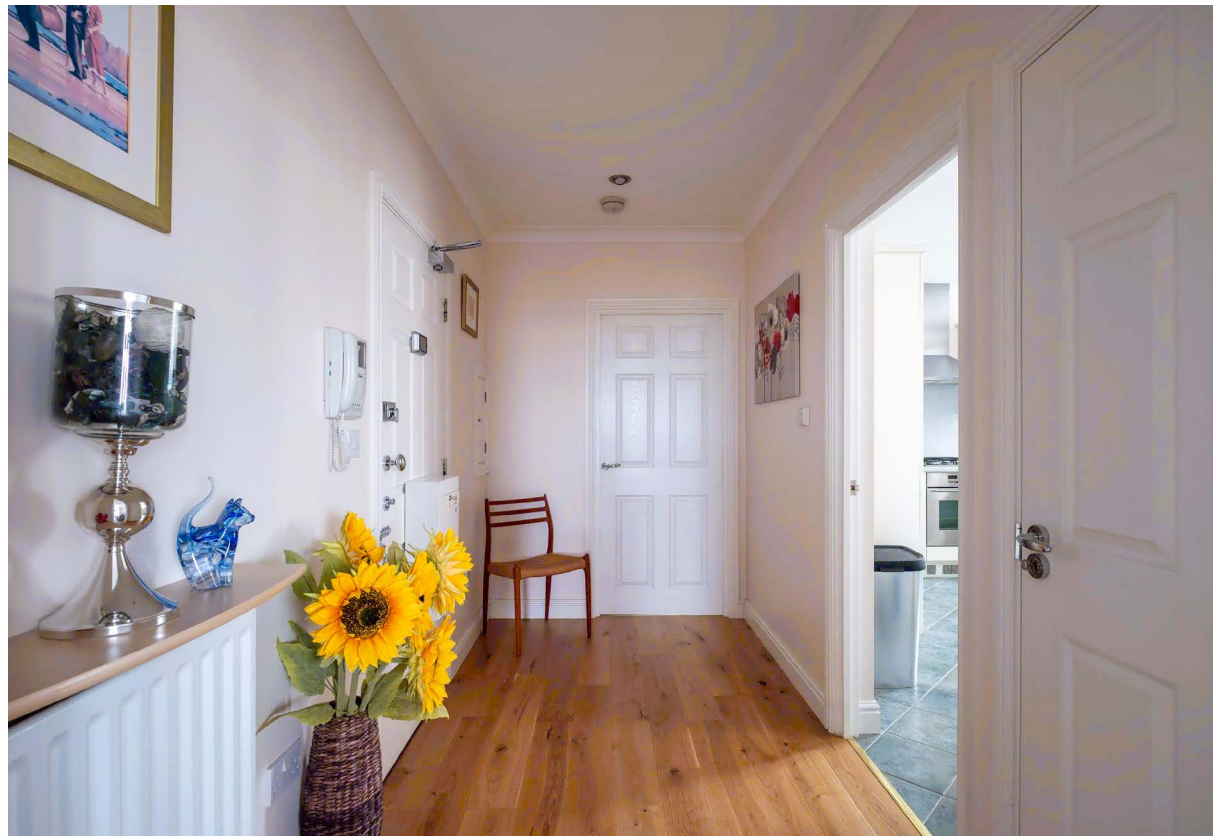
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Entrance hall



Living room detail



Living room detail



Main entrance and porch





Second bedroom detail



Balcony and sea view



Shower room



Second bedroom





Primary bedroom detail



Primary bedroom



View from rear bedrooms



Ensuite bathroom



## Room Dimensions (maximum dimension stated)

1	Kitchen	2.76m x 3.80m (9'1" x 12'6")
2	Living Room	4.93m x 5.54m (16'2" x 18'2")
3	Dining Area	2.64m x 3.80m (8'8" x 12'6")
4	Bedroom 1	6.08m x 3.74m (19'11" x 12'3")
5	Bedroom 2	4.70m x 2.93m (15'5" x 9'7")
6	En-suite Bathroom	
7	Shower Room	
8	Hallway	
9	Balcony	1.41m x 4.07m (4'7" x 13'4")

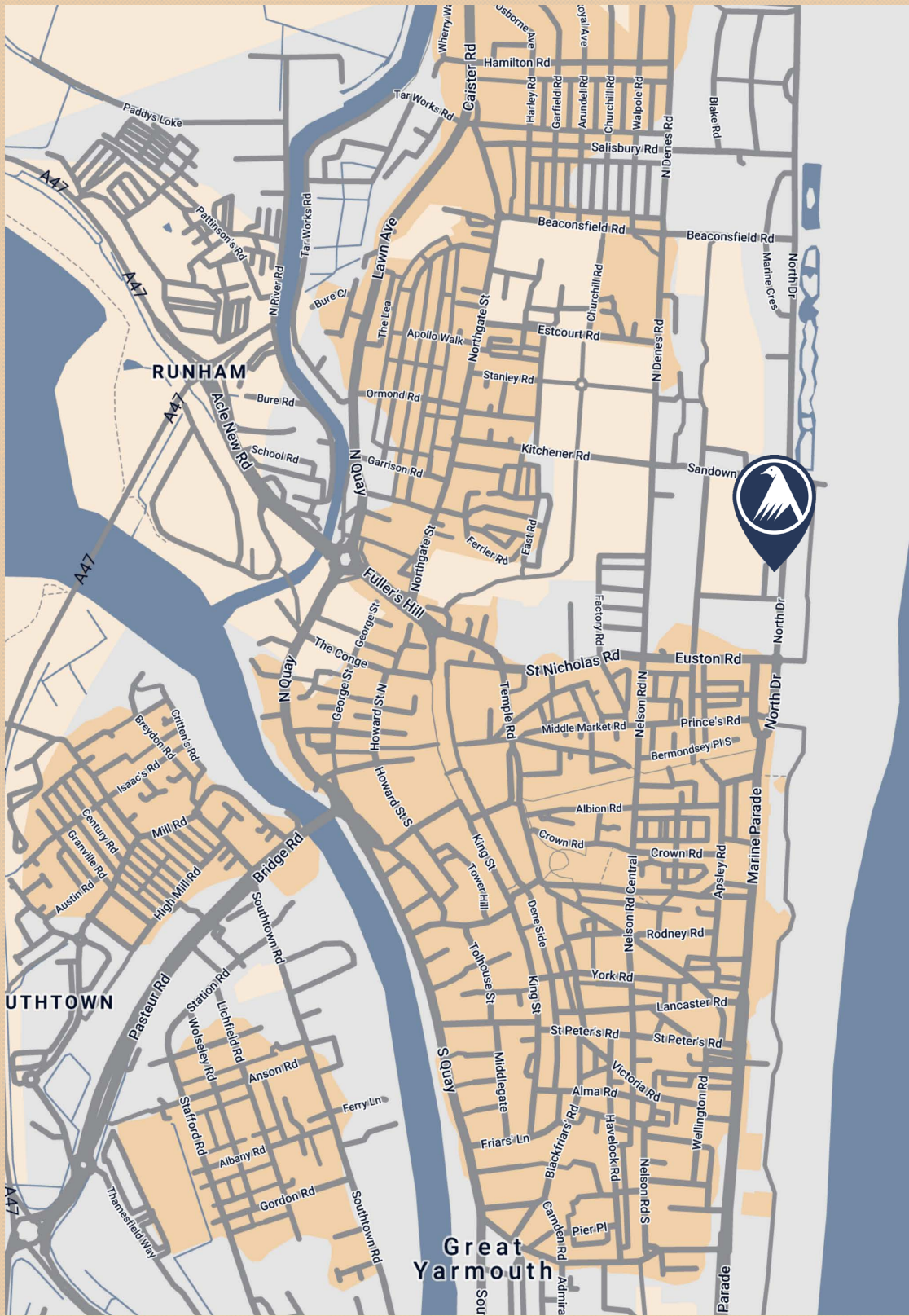
## Apartment Locator



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



Ref: 7350



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