

**Aldreds**  
Estate Agents



45 Louise Close

, Great Yarmouth, NR30 3RQ

£100,000



## 45 Louise Close

, Great Yarmouth, NR30 3RQ

Aldreds are pleased to offer this well presented second floor flat in a purpose built block that would make an ideal investment property or first home. The property is situated in a convenient location for local amenities and the third river crossing with a spacious layout of accommodation comprising of a common security entry phone entrance, entrance hall, living room, modern fitted kitchen, two double bedrooms, bathroom and separate wc. Outside there are communal grounds and a store. The property also benefits from double glazed windows, electric heating and is offered chain free.

### Common Entrance Hall

Security entry phone, part glazed wood panelled door to:

### Entrance Hall

Double glazed window to rear aspect, night storage heater, utilities cupboard, built in storage cupboards, doors leading off to:

### Living Room

16'8" x 10'8" (5.10 x 3.27)

Double glazed window to front aspect, night storage heater, fitted carpet, tv point.

### Kitchen

13'4" x 10'4" maximum (4.08 x 3.15 maximum)

Including the built in airing cupboard housing the hot water cylinder, fitted kitchen with white gloss finish wall and matching base units with work surfaces over, single drainer stainless steel sink unit, electric cooker point, vinyl flooring, part tiled walls, double glazed window to front aspect, night storage heater.

### Bedroom 1

14'0" x 9'4" (4.27 x 2.87)

Plus door recess, fitted carpet, double glazed window to front aspect.

### Bedroom 2

12'7" x 10'0" (3.85 x 3.07)

Double glazed window to front aspect, fitted carpet.





### Bathroom

White suite comprising panelled bath with electric power shower over, wash basin, vinyl flooring, frosted double glazed window to front aspect.

### Cloakroom

Low level wc, vinyl flooring, frosted double glazed window to front aspect.

### Outside

There are communal grounds with an outside drying area and secured brick built store.

### Tenure

Leasehold - 125 Year lease from 1988 with approximately 88 years remaining.

Service Charge £706.82 pa. Ground Rent £10 pa

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

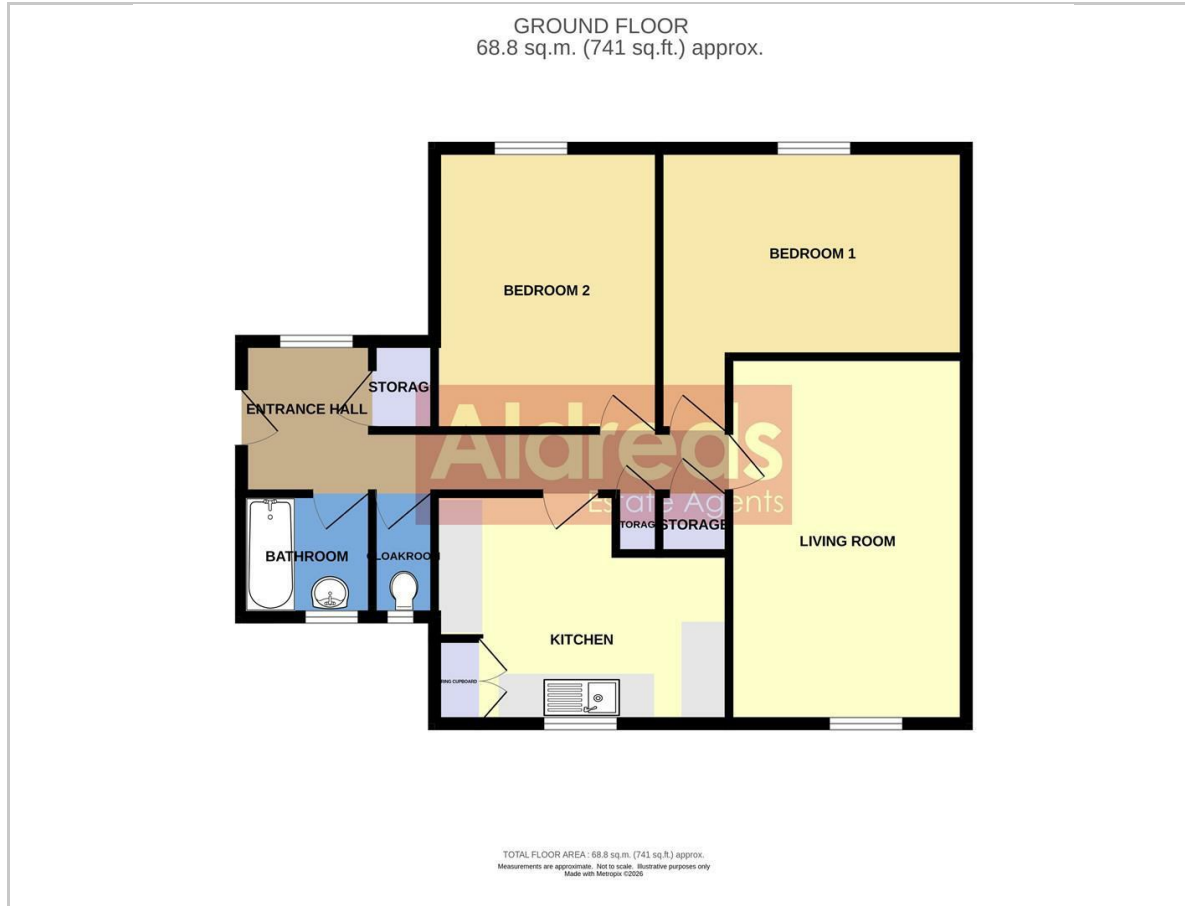
### Directions

From the Yarmouth office head south along South Quay, bear left into Queens Road, continue over the traffic lights, turn left into Havelock Road, turn left into the flats where Louise Close can be found on the right.

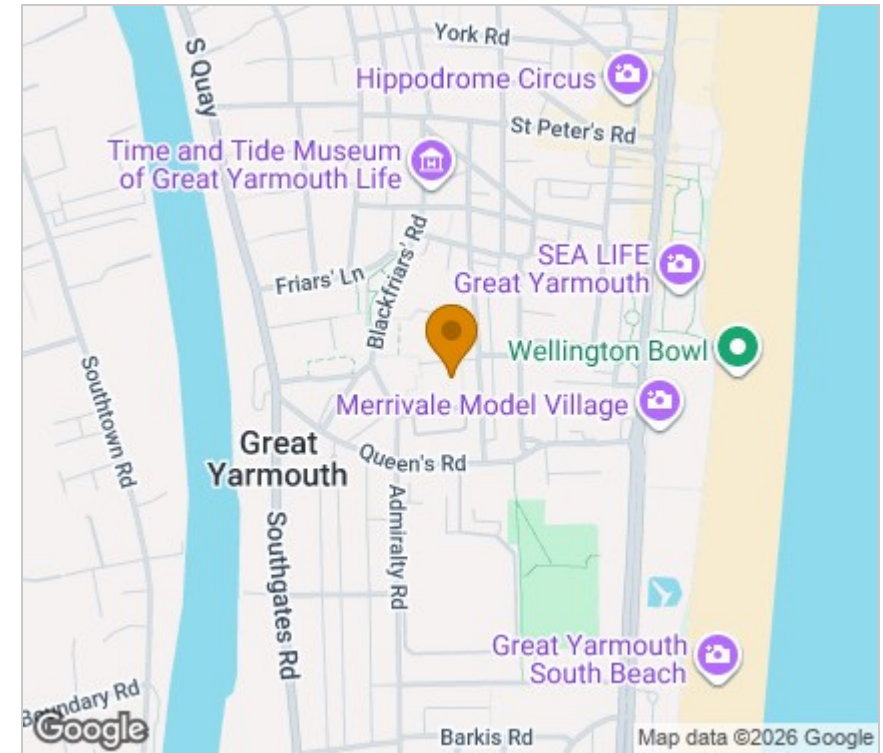
Y12699/04/26/CF



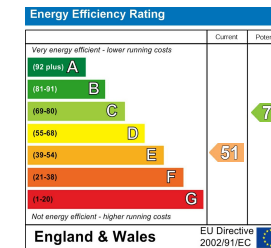
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA