



Albert Square, Great Yarmouth NR30 3JH

welcome to

Albert Square, Great Yarmouth

A SPACIOUS 10 bedroom GRADE II LISTED HOTEL with basement accommodation and separate TOP FLOOR APARTMENT situated in this CENTRAL & CONVENIENT LOCATION close to LOCAL AMENITIES and within walking distance to the TOWN CENTRE & SEAFRONT.



Lounge/Kitchen

20' Max x 18' Max (6.10m Max x 5.49m Max)
Carpet Flooring, Window to front aspect, door leading to small courtyard, kitchen, WC, radiator

Basement Room Bedroom

13' 1" x 11' 8" (3.99m x 3.56m)
Carpet flooring, radiator, window to rear aspect, shower cubicle.

W.C

W.C, wash hand basin, vinyl flooring.

Ground Floor Entrance Hall

Door to front, stairs to first floor, stairs down to basement, understairs cupboard.

Bedroom Three

15' 6" x 18' 2" Max (4.72m x 5.54m Max)
Bay window to front, feature fireplace, WHB, radiator, carpet flooring.

Bedroom Two

12' 7" Max x 12' 7" Max (3.84m Max x 3.84m Max)
Laminate flooring, window to rear aspect, radiator.

Ensuite - Shower Cubicle, tiled flooring, W/C, wash hand basin.

W.C

W.C, window to side aspect, wash hand basin, tiled flooring.

Kitchen

17' 1" x 10' 2" (5.21m x 3.10m)
Vinyl flooring, window to side aspect, wall and base units, plumbing for washing machine, sink x2, door to side aspect leading to courtyard.

Bedroom One

10' 2" x 12' 7" Max (3.10m x 3.84m Max)
Carpet flooring, radiator, doors to side aspect leading to courtyard.

Ensuite - W/C, shower cubicle, window to side aspect, tiled flooring, boiler room.

First Floor Bedroom Seven

18' 7" Max x 20' 7" Max (5.66m Max x 6.27m Max)
Wooden flooring, radiator, bay window to front aspect, fireplace, balcony.

Ensuite - W/C, wash hand basin, vinyl flooring, free standing bath.

Bedroom Six

12' 9" Max x 12' 6" (3.89m Max x 3.81m)
Carpet flooring, window to rear aspect, radiator.

Ensuite - W/C, wash hand basin, shower cubicle, vinyl flooring.

W/C X2

Shower Room x 2

Shower cubicle, vinyl flooring, window to side aspect, radiator, wash hand basin.

Bedroom Five

8' 3" x 9' (2.51m x 2.74m)
Carpet flooring, window to side aspect, wash hand basin, radiator.

Bathroom

Vinyl Flooring, shower cubicle, wash hand basin, radiator, window to side aspect.

Bedroom Four

10' 4" x 11' 5" (3.15m x 3.48m)
Carpet flooring, radiator, wash hand basin, window to side aspect.

Second Floor

Bedroom Eight

12' 11" Max x 12' 1" Max (3.94m Max x 3.68m Max)
Carpet flooring, radiator, window to rear aspect.

Ensuite - Shower cubicle, W/C, wash hand basin, vinyl flooring.

Bedroom Nine

18' 6" x 9' 9" (5.64m x 2.97m)
Carpet flooring, window to front aspect, radiator.

Bedroom Ten

16' 2" x 9' 11" (4.93m x 3.02m)
Carpet flooring, radiator, window to front aspect.

Third Floor

Flat Kitchen

8' 11" x 12' 1" (2.72m x 3.68m)
Wall and base units, window to rear aspect, sink, laminate flooring.

Shower Room

W/C, shower cubicle, vinyl flooring.

Bedroom 1

16' 4" x 9' 11" (4.98m x 3.02m)
Carpet flooring, window to front aspect, radiator.

Bedroom 2

9' 8" x 18' 6" (2.95m x 5.64m)
Carpet flooring, window to front aspect, radiator.



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welcome to

Albert Square, Great Yarmouth

- 5 Storey Grade II Listed Hotel
- 10 Bedrooms
- Basement Accommodation
- Central Location
- Walking Distance To Sea Front & Town Centre

Tenure: Leasehold EPC Rating: Exempt

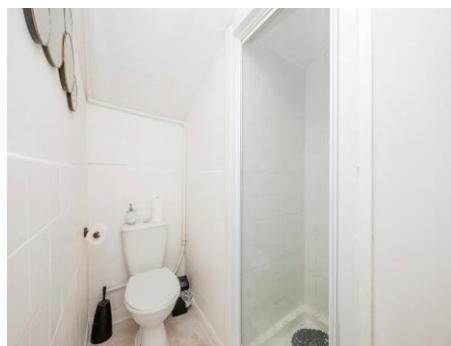
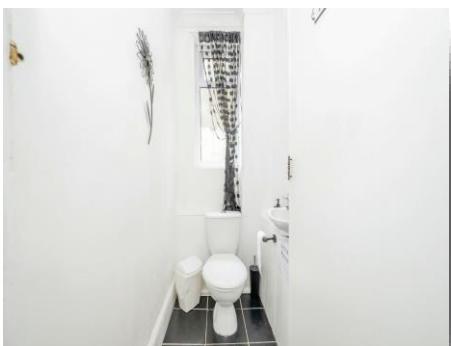
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



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Property Ref:
GTY108958 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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