



**Flat 3, 50-51 Regent Road**  
Great Yarmouth, NR30 2AL

**£725 pcm**  
EPC Rating C

**Very well presented, recently renovated first floor one bedroom apartment set in the central location of Regent Road close to local amenities and transport links and just a short walk to the iconic Golden Mile seafront.**

### **COMMUNAL ENTRANCE**

The entrance to the apartment is via metal steps and walk way from Bermondsey Place South (this road runs behind Regent Road and is located off Wellesley Road). Intercom entry system to each flat. Communal hallway with access to first floor Flats 1, 2 and 3 and stairs to second floor giving access to Flats 4 and 5.

### **ENTRANCE TO APARTMENT**

entrance hallway, carpeted, wall mounted electric radiator, steps down into:

### **OPEN PLAN KITCHEN / LOUNGE AREA**

#### **KITCHEN AREA**

13' 2" x 8' 4" (4.03m x 2.55m) vinyl flooring; UPVC double glazed window; a range of wall and base units; integrated cooker, hob and extractor fan; space for washing machine and fridge freezer.

#### **LOUNGE AREA**

10' 2" x 13' 4" (3.11m x 4.08m) carpet; UPVC double glazed window; wall mounted electric radiator.

#### **SHOWER ROOM**

6' 3" x 4' 9" (1.91m x 1.47m) vinyl flooring; UPVC double glazed window; large shower cubicle with wall mounted electric shower unit; low level wc; hand wash basin; wall mounted towel radiator.

#### **BEDROOM**

13' 11" x 9' 9" (4.25m x 2.98m) carpet; UPVC double glazed window; wall mounted electric radiator.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844484.

### **COUNCIL TAX**

The property is currently listed as Band A.

