



9 Esplanade Court, North Drive
Great Yarmouth, NR30 1AE

£1050 pcm
EPC Rating B

A secure, well-presented and spacious 2 bed apartment. In a prime seafront position with gated car parking and well-kept common entrance hall. The apartment consists of reception hall, lounge, kitchen/dining room, 2 bedrooms with ensuite to bedroom 1, and shower room.

COMMON ENTRANCE HALL - communal entrance door; inner door to apartment

ENTRANCE HALL

12' 2" x 5' 1" (3.71m x 1.56m) with security entry phone; built-in storage cupboard; carpet; doors to lounge, kitchen and inner hallway:

LOUNGE

17' 11" x 13' 1" (5.47m x 4.00m) plus 1.34m x 0.93m - upvc double glazed window and set of French doors leading onto the balcony providing views over North Drive, recently fitted carpet; glazed French doors through to:

DINING AREA

13' 7" maximum x 9' 1" (4.16m x 2.78m) recently fitted carpet; upvc window to side, opening into:

KITCHEN

12' 5" x 9' 6" (3.81m x 2.92m) extensively fitted kitchen with a range of Shaker style wall and base units with wood block effect worksurface over; built-in stainless steel electric oven with four ring hob over and extractor canopy; integrated Neff appliances including fridge/freezer, dishwasher and washer dryer, single drainer one and a half bowl stainless steel sink unit with mixer tap, upvc double glazed windows to side aspect; gas central heating boiler.

AGENTS NOTE – All built in appliances are left as goodwill and will be the tenants responsibility to replace.

INNER HALL

carpeted; built-in storage cupboard.

SHOWER ROOM

6' 3" x 5' 11" (1.91m x 1.82m) tiled floor; suite comprising low level wc; wash basin; corner shower unit with sliding doors; wall mounted vanity unit; radiator; extractor fan; wall light and ceiling light.

BEDROOM 2

15' 7" x 9' 4" (4.75m x 2.87m) carpeted; upvc windows to rear elevation.

MASTER BEDROOM

12' 6" x 12' 5" (3.82m x 3.81m) plus recess; carpet; upvc double glazed window to rear elevation; door through to:

EN SUITE SHOWER ROOM

vinyl flooring; suite comprising low level wc; wash basin; large walk-in shower unit; upvc window to side elevation; extractor fan.

OUTSIDE

To the front of the property there is a balcony overlooking North Drive in the direction of the sea front. There are communal garden areas to the front with gates to North Drive. There is a secure car parking area to the rear of the property and single allocated parking space provided.

VIEWING

Strictly by appointment with the selling agents BYCROFT LETTINGS. Tel. 01493 844489

COUNCIL TAX

Band C