



St Georges Court, Great Yarmouth NR30 2PY

welcome to

St Georges Court, Great Yarmouth

One-bedroom over 55s first floor flat within walking distance of Great Yarmouth town and beach. In need of refurbishment, with communal lounge and gardens - ideal retirement opportunity.



Lounge

16' 1" x 10' 2" (4.90m x 3.10m)

Double glazed window to rear aspect, storage heater.

Kitchen

7' 3" x 5' 3" (2.21m x 1.60m)

Variety of wall & base units, sink & drainer, space for oven and fridge freezer, electric heater.

Bedroom One

14' 9" x 8' 6" (4.50m x 2.59m)

Double glazed window to rear aspect, built in wardrobe, storage heater.

Bathroom

Panelled bath with overhead shower, W/C, wash hand basin, electric heater.



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St Georges Court, Great Yarmouth

- Over 55s First Floor Flat
- One Double Bedroom
- Communal Residents Lounge
- Well-Maintained Communal Garden
- Walking Distance To Beach & Town Centre

Tenure: Leasehold EPC Rating: B

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 over

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109602 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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