



36 Trafalgar Court
Great Yarmouth, NR30 2LX

£750 pcm
EPC Rating E

Ideally located two bed apartment - just a short walk from Great Yarmouth town centre with all amenities and a stone's throw away from Great Yarmouth Seafront. The property comes with two bedrooms, shower/wet room and one allocated parking space within a secure gated car parking area.

ENTRANCE HALLWAY

wall mounted telephone for central entry system; carpet; electric storage heater; storage cupboard housing water cylinder.

KITCHEN

8' 10" x 7' 10" (2.7m x 2.4m) vinyl flooring; a range of wall and base units with worksurface over; stainless steel sink with drainer; double glazed window overlooking communal areas; plumbing and drainage for washing machine; space for appliances.

LOUNGE

11' 9" narrowing to 8' 2" x 14' 9" narrowing to 11' 5" (3.6m to 2.5m x 4.5m to 3.5m) (l-shaped room) carpet; storage heater; double glazed window to rear overlooking communal garden area.

BEDROOM 1

11' 5" x 11' 1" (3.5m x 3.4m) carpet; storage heater; double glazed window to rear overlooking communal garden area.

BEDROOM 2

8' 10" x 7' 10" (2.7m x 2.4m) carpet; storage heater; double glazed window to front.

SHOWER / WET ROOM

waterproof flooring with drainage; white suite comprising of low level wc; hand wash basin; electric shower; frosted double glazed window.

OUTSIDE

There is an electric gate giving access to the communal parking areas - the parking space for this apartment can be found in the back right hand corner (there is a number to assign the space).

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

