



**10 Kings Court Nelson Road South  
Great Yarmouth, NR30 3HZ**

**£775 pcm  
EPC Rating C**

**Re-decorated throughout and new carpets fitted to this 2 bedroom top floor apartment offering views over Great Yarmouth sea front and town. Benefiting from a secure allocated parking space.**

## **COMMUNAL ENTRANCE**

with stairs to top floor.

## **ENTRANCE HALLWAY**

newly fitted carpet; radiator; entrance door; storage/cloaks cupboard.

## **BATHROOM**

7' 2" x 5' 6" (2.20m x 1.70m) tiled floor; white suite comprising of low level wc; hand wash basin with unit beneath; bath with mains fed shower over; radiator.

## **BEDROOM 1**

12' 5" x 9' 6" (3.80m x 2.90m) newly fitted carpet; radiator; double glazed window to front offering beautiful views out to sea.

## **BEDROOM 2**

11' 1" x 9' 2" (3.40m x 2.80m) newly fitted carpet; radiator; double glazed window to side offering views across the park and sea front.

## **LOUNGE**

23' 11" x 14' 5" (7.30m x 4.40m narrowing to 2.70m) newly fitted carpet; radiator; corner double glazed windows offering wonderful views to the front and side aspect.

## **KITCHEN**

11' 1" x 6' 2" (3.40m x 1.90m) tiled floor; fitted white kitchen with worksurface over; built-in electric oven and new four ring electric hob; built-in extractor fan; stainless steel sink unit; built-in storage cupboard with shelving.

## **COUNCIL TAX** – band A

## **OUTSIDE**

Allocated space within a secure parking bay with electric shutter doors to the front and additional rear access. Parking is strictly the first bay on the left as you enter.

## **VIEWING**

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