

LEASEHOLD



First Floor Apartment

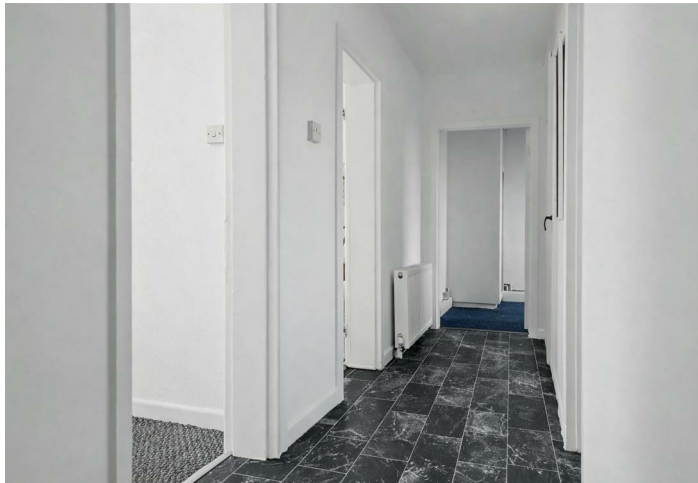
MARKET PLACE GREAT YARMOUTH NR30 1NB

Price Guide

£90,000

FEATURES

- Two Bedrooms
- 1st Floor Apartment
- Kitchen
- Walk To Work
- No Parking
- Large Sitting Room
- Town Centre Location
- Bathroom
- Walk To The Beach
- No Chain



2 Bedroom Apartment located in Great Yarmouth

Nestled in the heart of Great Yarmouth, this charming two-bedroom first-floor apartment offers an excellent opportunity for both first-time buyers and investors alike. Located on Market Place, the property is just a short stroll from the vibrant town centre and the picturesque seafront, making it an ideal spot for those who appreciate coastal living.

Upon entering, you will find a spacious separate living room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The apartment features a well-appointed separate kitchen, allowing for culinary creativity, and a family bathroom that caters to all your needs. Both bedrooms are generously sized, ensuring comfort and privacy.

The property benefits from gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Newly laid carpets and fresh paintwork enhance the overall appeal, making this apartment ready for you to move in without delay.

While there is no dedicated parking, a car park is conveniently

located just opposite, along with bus stops for easy access to local transport. With no onward chain, this property presents a seamless transition for owner-occupiers or a fantastic investment opportunity.

Do not miss out on this great value apartment in a prime location. Call today to arrange a viewing and discover your new home or investment in Great Yarmouth.

Communal Entrance Hall

Entrance door to communal hall. Doors to flats on both first and second floors.

Entrance

Entrance door to the front, doors to the sitting room, kitchen, bedrooms and the bathroom. New lino.

Sitting Room

18'0 x 11'0

Two sealed unit double glazed windows to the front, radiator. New carpet.

Kitchen

9'0 x 8'0

Window, range of base and wall mounted units, integrated hob and oven, space for appliances. Splash back, sink. cupboard with boiler. New Lino.

Principal Bedroom

11'0 x 11'11

Sealed unit double glazed windows and radiator.

Bedroom Two

12'0 x 8'0

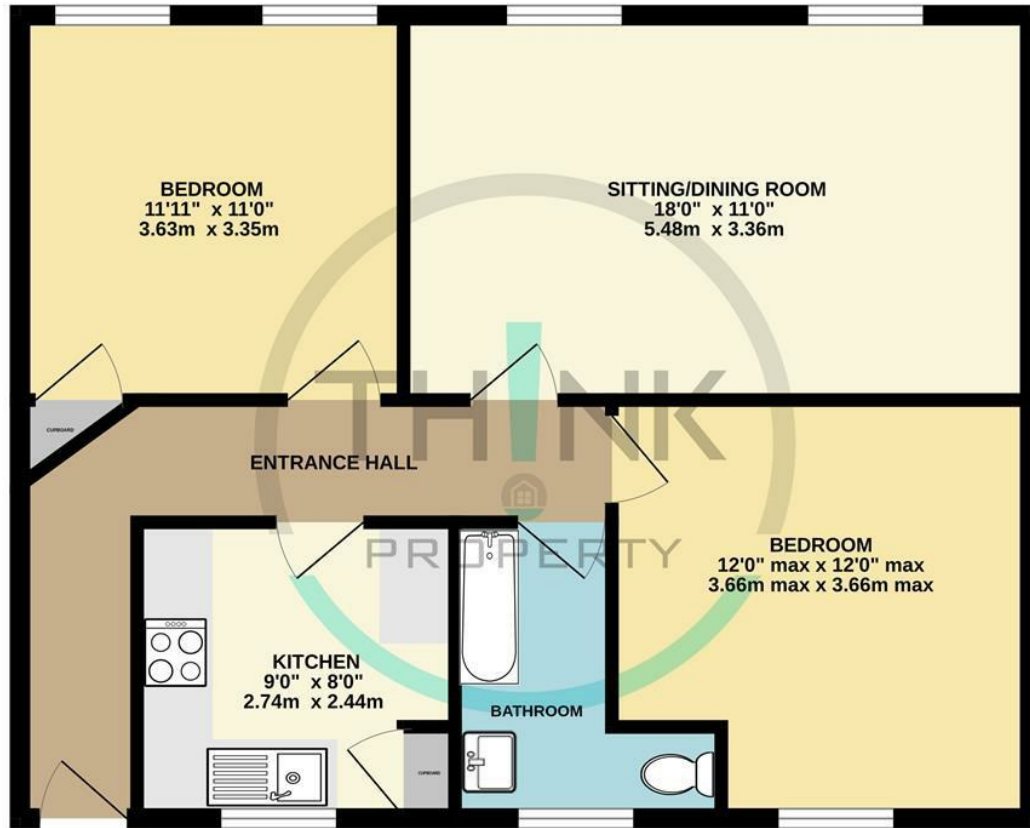
Window, laminate flooring and radiator.

Bathroom

Panel bath with shower, pedistal wash hand basin, wc and half tiled walls. New Lino.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

