Aldreds
Estate Agents



Flat 4, Sandpiper Court

Norfolk Square, Great Yarmouth, NR30 1EE

£85,000

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Aldreds are pleased to offer this first floor flat in a converted building providing stunning views to the rear over Norfolk Square and the sea beyond. The property would make an ideal first home or investment purchase with accommodation comprising of a common hall entrance, entrance hall, living room, kitchen, two bedrooms and a bathroom. The property also benefits from electric heating and is offered chain free. An early viewing is recommended







Common Entrance Hall
Entrance door, stairs to first floor, wood panelled entrance door to:

Entrance Hall
Wood effect laminate flooring, doors leading off to:

Living Room 15'8" maximum x 10'8" (4.79 maximum x 3.27)
Bay window and door on to a balcony to the rear overlooking Norfolk square and provide distant sea views, wood effect laminate flooring, television point.

Kitchen 11'5" x 7'4" (3.49 x 2.26)
Grey finish fitted kitchen with wall and matching base units with work surfaces over, single drainer sink unit, space and plumbing for a washing machine, electric hob and extractor hood over, vinyl flooring, double glazed window to rear, airing cupboard housing the hot water cylinder.

Bedroom 1 11'6" maximum x 10'7" maximum (3.53 maximum x 3.24 maximum)
Bay window to rear overlooking Norfolk Square, electric panel heater.

Bedroom 2 10'4" x 7'8" maximum reducing to 6'3" (3.17 x 2.34 maximum reducing to 1.93)
Window to side aspect, electric heater.

Bathroom 7'3" x 5'9" (2.23 x 1.76)
White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, electric fan heater, extractor fan.

Outside
The property has the use of Norfolk Square to the rear of the block of flats.

Tenure
Leasehold. 999 years from 24th June 1991
Maintenance charge - TBC
Although there is ground rent the owners do not pay any ground rent as EACH OWNER HAS A SHARE OF THE FREEHOLD.

Services
Mains water, electric and drainage.

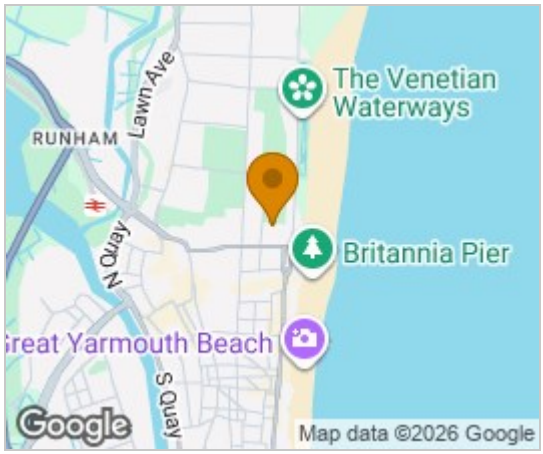
Council Tax
Great Yarmouth Borough Council - Band 'A'

Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

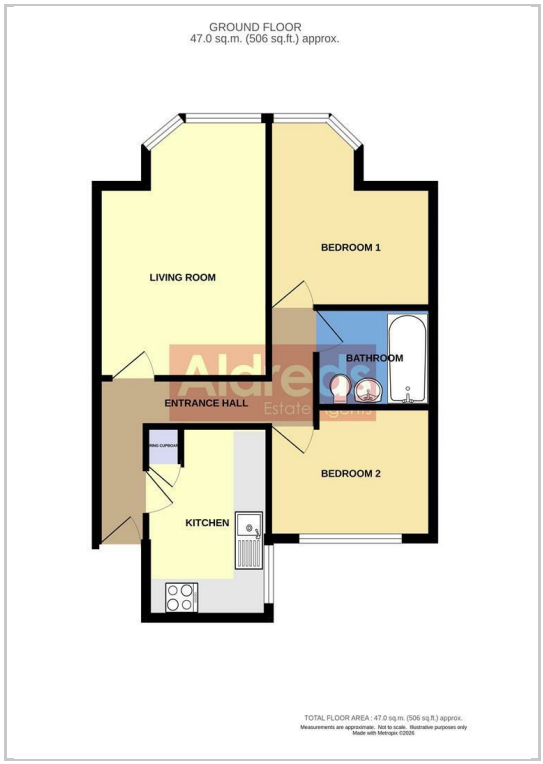
Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, turn left at the traffic lights with Sainsbury's into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn left into Wellesley Road, turn right into Norfolk Square where the property can be found on the right hand side.

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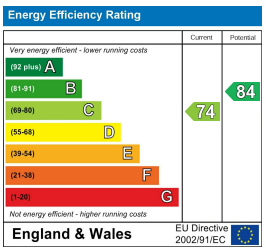
Area Map



Floor Plans



Energy Efficiency Graph



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