



**The Great Court Royal Naval Hospital, Great Yarmouth NR30  
3JU**

**welcome to**

**The Great Court Royal Naval Hospital, Great Yarmouth**

**\*\*CHAIN FREE\*\***Immaculate Grade II listed 2-bedroom apartment in a private gated coastal development. Features include en-suite master, private garden, parking for 2 cars. Just a short walk to the beach.



### **Entrance Hall**

Carpet, radiator, access to loft.

### **Lounge**

24' 3" x 15' 10" Max ( 7.39m x 4.83m Max )

Sash windows to side aspect with secondary glazing to both sides of the room, carpet, four original cast iron radiators, gas fireplace, door leading to

### **Study**

10' x 8' 1" ( 3.05m x 2.46m )

Carpet, radiator.

### **Kitchen**

9' 8" x 13' ( 2.95m x 3.96m )

Variety of wall and base units, sash window with secondary glazing to side aspect, intergrated dishwasher, induction hob, cooker hood, vinyl flooring, sink and drainer, built in oven, built in pantry.

### **Bathroom**

Carpet, W/C, wash hand basin, radiator, panelled bath with over head shower, extractor fan.

### **Bedroom One**

10' 4" x 15' 2" ( 3.15m x 4.62m )

Sash window with secondary glazing to front aspect x2, two cast iron radiators, carpet, fan/light, door leading to

### **En Suite**

Sash window with secondary glazing to front aspect, W/C. wash hand basin, shower cubicle, built in airing cupboard with plumbing for washing machine.

### **Bedroom Two**

9' 9" x 14' 2" Max ( 2.97m x 4.32m Max )

Sash windows with secondary glazing to rear aspect x2, cast iron radiator, built in wardrobe, fan/light.

### **Utility Room/Storage**

On the ground floor as walk into the communal area there is a seperate utility room/storage with sink and electrics.

### **Garden**

Private garden with various shrubbery, patio, composite shed, with two parking spaces at the front of the property.



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## The Great Court Royal Naval Hospital, Great Yarmouth

- Grade II Listed Apartment With Character Charm
- Two Double Bedrooms (Master With En-Suite)
- Immaculate Condition Throughout
- Chain Free
- Situated in an Exclusive Gated Development

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C 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.

guide price

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY109409 - 0006

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