



Aldreds
Estate Agents

15 Trafalgar Court
Great Yarmouth NR30 2LX
Asking Price £87,500



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Aldreds are pleased to offer this rare opportunity to acquire a spacious purpose built first floor apartment with the benefit of allocated parking. The property has been newly decorated. The apartment is set within a secure private development a short walk from both the sea front and main town centre. The accommodation comprises security entry to the communal entrance, entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside there are communal grounds and a secure allocated car parking space. The property also benefits from double glazed windows and electric heating. An early viewing is recommended. Offered with no chain

Entrance Hall

Airing cupboard, loft access, electric heater

Lounge

14'1" x 12'8" (4.3 x 3.87)

Double glazed window, electric heater

Kitchen

8'5" x 7'2" (2.57 x 2.2)

Base units with worktops over, double glazed window, electric cooker point, plumbing for washing machine, part tiled walls, sink with drainer

Bedroom 1

11'8" x 10'3" (3.56 x 3.13)

Fitted wardrobe, double glazed window, electric heater

Bedroom 2

10'10" x 8'7" (3.31 x 2.63)

Double glazed window, electric heater

Bathroom

6'5" x 5'7" (1.96 x 1.71)

Panel bath, hand basin, low level WC, part tiled walls





Outside

There are communal grounds with a bin store and parking. The property also has the benefit of a secure allocated car parking space.

Tenure

Leasehold. Service charge and ground rent payable of approximately £158.77 per month. Approx 87 years left on lease

Services

Mains water, electricity, drainage

Council Tax

Band A

Location

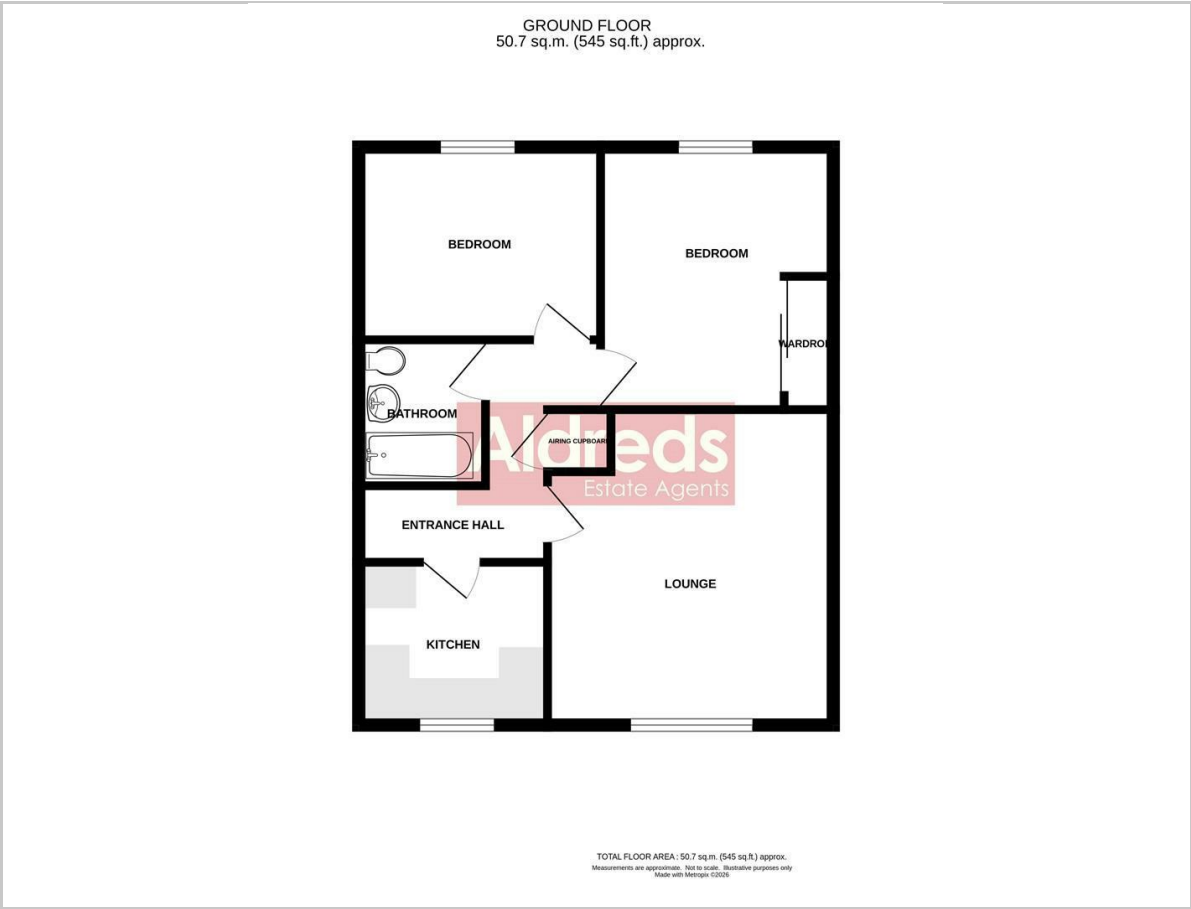
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, at the traffic lights turn right into Trafalgar Road, Trafalgar Court can be found towards the bottom on the right.

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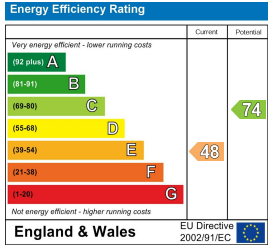
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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