



King Street, Great Yarmouth NR30 2PR

welcome to

King Street, Great Yarmouth

NEW TO MARKET This well-presented three bedroom first floor flat is ideally located close to Great Yarmouth town centre. This property is great for first time buyers or those looking to invest.



Entrance Hall

Double glazed window to side aspect. Laminate flooring

Lounge

12' 6" x 15' 11" (3.81m x 4.85m)

A spacious living area, comprising off double glazed window to side and uPVC door leading onto balcony. Laminate flooring, ceiling light, wall sockets, radiator, TV point,

Kitchen

12' 11" x 9' 8" (3.94m x 2.95m)

A well-appointed kitchen, with double glazed window to side aspect. A range of wall and base units, with complimentary worksurfaces over, space for oven, space and plumbing for washing machine and dishwasher, 1. bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, radiator, vinyl flooring, partially tiled walls, wall sockets, and ceiling light

Family Bathroom

Opaque double glazed window to front aspect. Panelled bath with chrome thermostatic shower attachment over, combination unit with wash hand basin and W/C, vinyl flooring, ceiling light, extractor fan, heated towel radiator and partially tiled walls

Bedroom One

9' 10" x 15' 6" (3.00m x 4.72m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, walls sockets, and radiator

Bedroom Two

7' 1" x 12' 11" (2.16m x 3.94m)

Double glazed window to front aspect. laminate flooring, ceiling light, wall sockets and radiator

Bedroom Three

10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window to rear aspect. Laminate flooring, ceiling light, wall sockets, radiator



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welcome to

King Street, Great Yarmouth

- Three Bedroom Flat
- Spacious Living Area & Kitchen
- Allocated Parking
- Three Well Proportioned Bedrooms
- Utility Room

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109722 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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