



Aldreds
Estate Agents



12 St Georges Court

Deneside, Great Yarmouth, NR30 2PY

Offers In Excess Of £80,000



Situated in Central Great Yarmouth in a convenient location for St Georges Park and Theatre, we are pleased to offer this superb opportunity to acquire a first floor flat in this modern complex for occupation by the over 55's. The property has pleasant end views out towards the St Georges theatre and the town centre. The property offers the benefits of a spacious lounge, kitchen, two bedrooms and re-furnished shower room. Modern electric heating and pvc double glazing. Communal parking. The property offers a communal lounge, laundry facilities and two guest rooms available for visitors. Carpets as fitted are included in the asking price. The property is offered with no upward chain.



Common Entrance Hall

With security entry phone and lift service to upper floors.

Entrance Hall

Wood panelled entrance door, security entry phone, double width cloaks cupboard, airing cupboard housing the hot water cylinder, doors leading off to:

Living Room 14'9" x 10'5" (4.52 x 3.20)

Double glazed window providing views over St Georges theatre, tv point, telephone point, moulder fire surround with electric fire, electric heater, open access to:

Kitchen 7'1" x 5'4" (2.18 x 1.65)

Fitted cream shaker style wall and base units with work surface over, part tiled walls, recess with electric cooker point, single drainer stainless steel sink unit, recess with space for fridge/freezer, double glazed window to side aspect, wall mounted fan heater, part tiled walls.

Bedroom 1 12'5" x 8'7" (3.81 x 2.62)

Plus quality built in wardrobes, electric heater, double glazed window to rear aspect, wall mount tv point.

Bedroom 2 14'11" x 6'5" (4.55 x 1.98)

Velux double glazed window, electric heater.

Shower Room

Refurbished with a double width aqua panelled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, electric fan heater, extractor fan, vinyl flooring, chrome electric towel rail/radiator.

Outside

There are communal grounds and car parking. Within the main building is a residents laundry service and guests facilities.

Tenure

Leasehold. 125 years from 1st October 1987 with an annual service charge and ground rent payable.

Services

Mains water, electric, drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

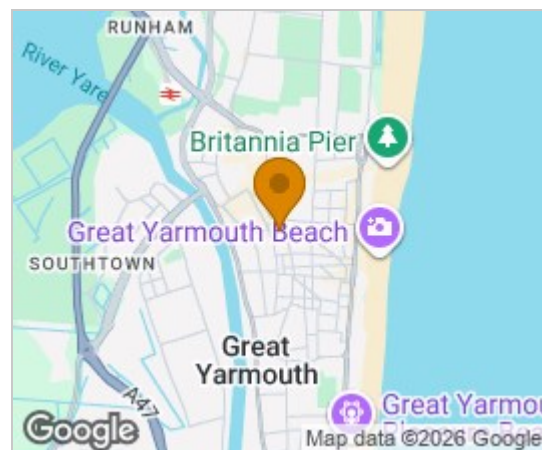
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

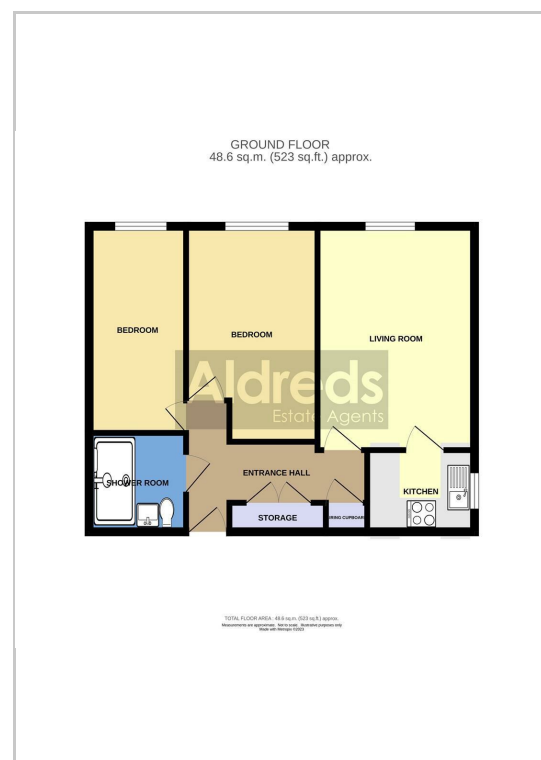
From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right then immediately left into St Peters Road, turn left into Deneside where the property can be found on the right hand side.

Ref: Y12822/08/26/CF

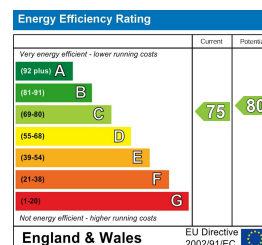
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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