



Flat 6, The Towers 30 High Street  
Gorleston, Great Yarmouth, NR31 6RT  
£160,000



# Flat 6, The Towers 30 High Street

Gorleston, Great Yarmouth, NR31 6RT

Located on High Street in the heart of Gorleston, this unique two-bedroom flat offers a delightful blend of character and potential, making it an ideal choice for those seeking a charming residence. Spanning two floors, the property boasts three spacious reception rooms that provide ample space for relaxation and entertaining.

The most standout feature of this flat is the exclusive private access to the top floor tower room, which presents breathtaking 360-degree views of the Gorleston area. This remarkable vantage point is perfect for enjoying the scenic beauty of the surroundings, whether it be the vibrant local life or the tranquil coastal landscape.

The flat comprises two well-proportioned bedrooms and a bathroom, ensuring comfortable living for its occupants. The property is being sold chain-free, allowing for a smooth and efficient purchase process. Additionally, it benefits from a long lease with a share of the freehold, providing peace of mind and security for future owners.

## Entrance Hall

Entrance from communal hallway through wooden door. Carpet floor, stairs leading to second floor, rodded carpet on stairs.

## Hallway

Carpet floor, short storage cupboard, loft hatch, electric storage heater, access to bedrooms one and two, lounge, bathroom, separate wc and stairs leading to third floor.

## Bedroom 1

12'1" x 13'9" (3.7m x 4.2m)

Carpet floor, electric storage heater, upvc double glazed window with fixed shutter blinds to side aspect. Fitted wardrobes and drawers.

## Bedroom 2

9'2" x 10'2" (2.8m x 3.1m)

Carpet floor, fitted wardrobes, upvc double glazed window with fitted shutter blinds to side aspect. Electric storage heater.

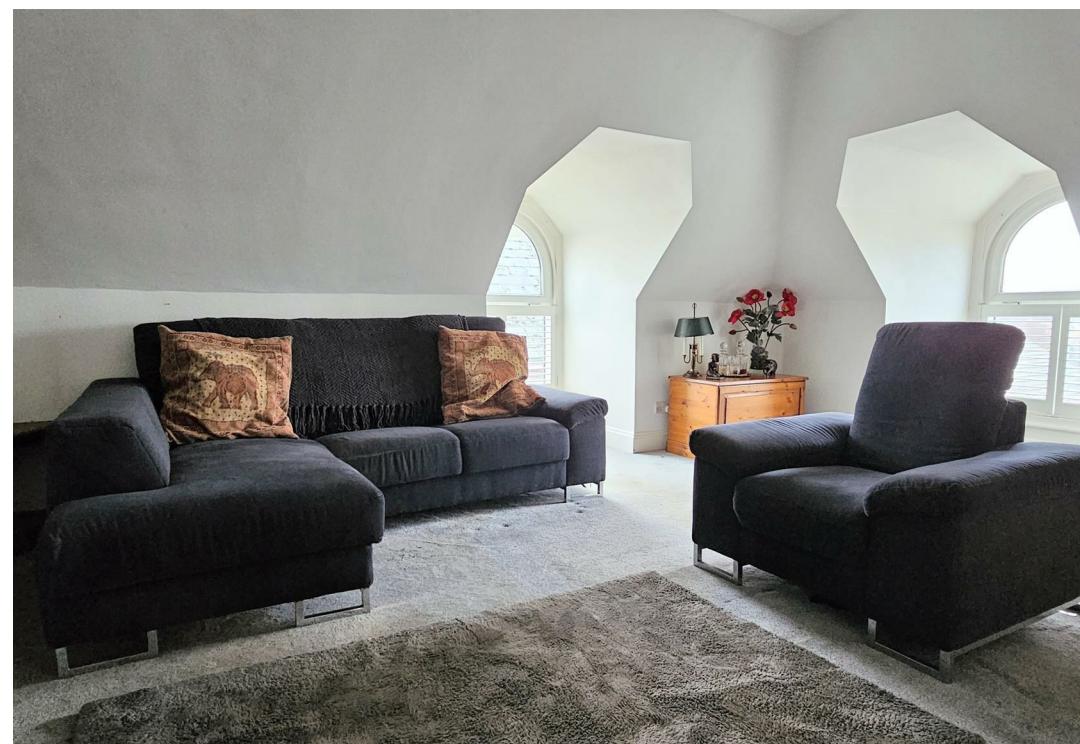
## Separate WC

Carpet floor, WC and basin.

## Bathroom

5'6" x 10'5" (1.7m x 3.2m)

Carpet floor, upvc double glazed window to front aspect, WC, bidet, basin with vanity unit and bath tub with wall mounted electric shower. Electric storage heater. Access to under stairs cupboard.





#### Lounge

17'4" x 15'1" (5.3m x 4.6m)

Carpet floor, upvc double glazed windows with fitted shutter blinds to front and side aspect, two electric storage heater, original decorative fireplace, built in shelving unit. Opening through to dining room. Intercom system with remote front locking.

#### Dining room

15'8" x 11'9" (4.8m x 3.6m)

Bare floor boards, built in storage unit, upvc double glazed window to rear aspect, electric storage heater. Access through opening to kitchen.

#### Kitchen

9'2" x 11'5" (2.8m x 3.5m)

Tile effect laminate floor, upvc double glazed window to side aspect, laminate worktops with space for cooker with extractor fan above, washing machine, fridge. Wall mounted and under counter cupboards.

#### The Tower

13'9" x 14'1" (4.2m x 4.3)

Stairs with rodded carpets leading up, exposed floor boards, 360 degree upvc double glazed windows with door to rear aspect all with fitted blinds, leading to wrap around balcony, electric storage heater.

#### Outside

Private plot of land to the rear of the property used as off road parking.

#### Tenure

Tenure - 999 years from 1987. Vendor informs us this property is being sold with a share of the freehold of the building. The vendor informs us there is a management and service charge of approximate £950 per annum.

#### Services

Mains electrics, water, drainage, electric heating.

#### Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a fantastic sandy beach.

#### Directions

From the office, head North along the High Street where the property is on the right.

#### Council Tax Band

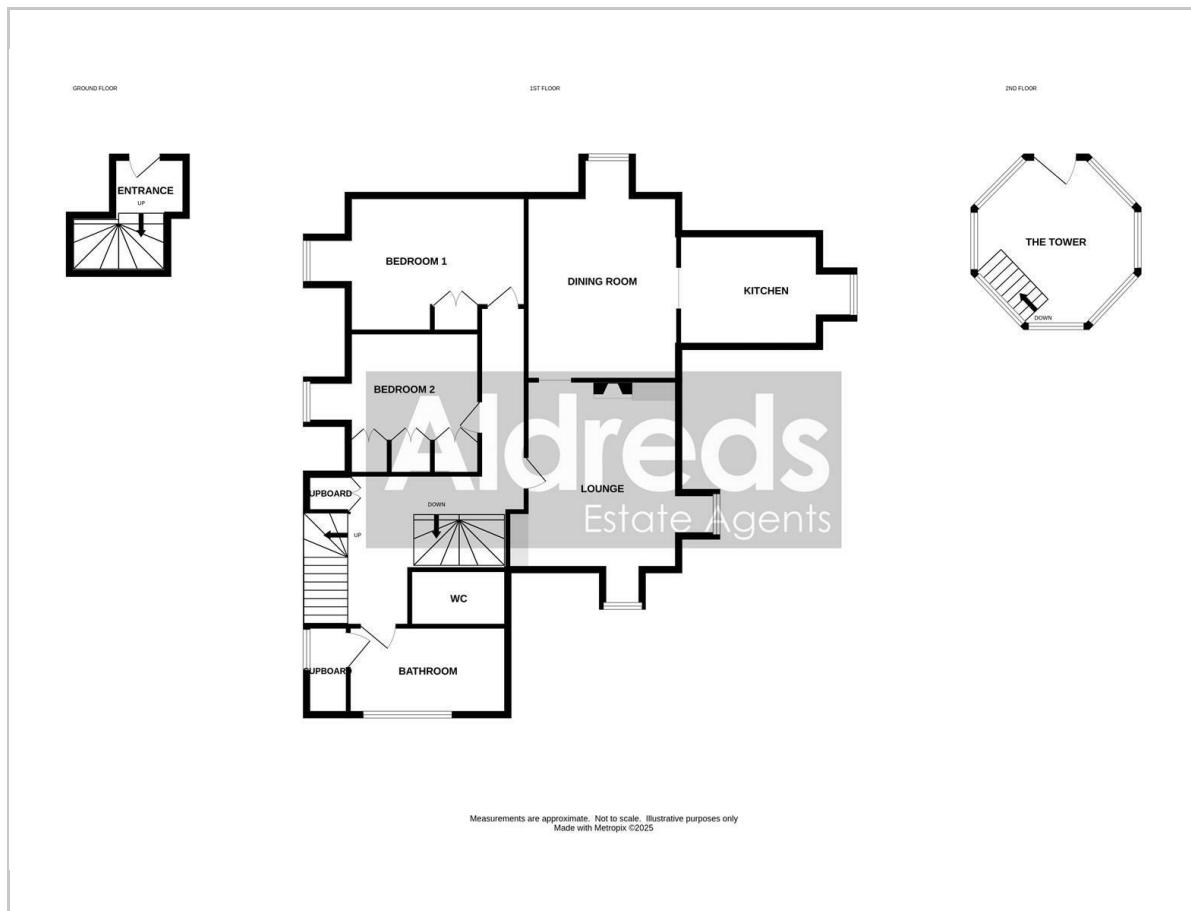
Great Yarmouth Borough Council - Band C

#### Ref

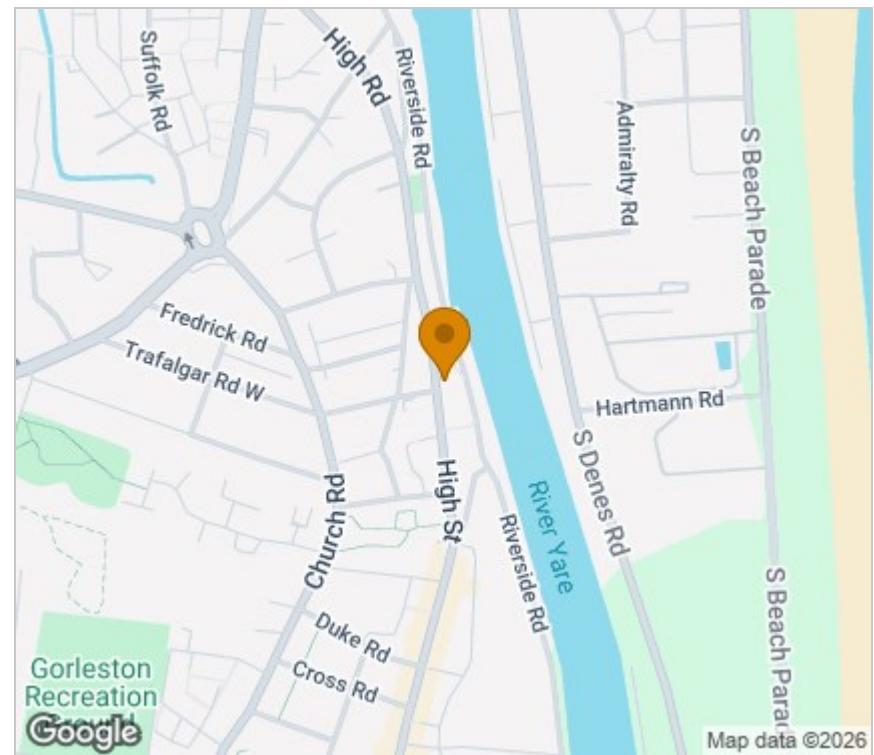
G18218/01/25



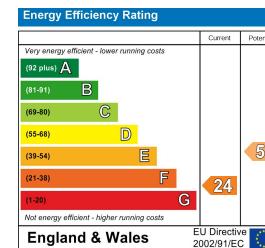
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 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.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA