



Aldreds
Estate Agents

3 Trafalgar Court

Great Yarmouth, NR30 2LX

£90,000



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Aldreds are pleased to offer this rare opportunity to acquire a spacious purpose built ground floor apartment with a garage and allocated parking. The property is set within a secure private development a short walk from both the sea front and main town centre. The accommodation comprises of security entry to communal entrance, entrance hall, lounge, kitchen/dining room, two bedrooms and a shower room. Outside there are communal grounds and a garage with car parking space. The property also benefits from double glazed windows and electric heating. An early viewing is recommended.

Common Entrance Hall

Security entry phone, wood panelled door to:

Entrance Hall

Electric heater, wood effect LVT flooring, doors leading off to:

Lounge

15'7" x 10'2" (4.77 x 3.12)

Two double glazed windows to front aspect, tv point, night storage heater, fitted carpet.

Kitchen/Dining Room

10'3" x 8'7" (3.13 x 2.64)

Fitted kitchen with wall and matching base units with work surfaces over, recess with electric cooker point, single drainer stainless steel sink unit, space and plumbing for a washing machine, tv point, part tiled walls, double glazed window to front aspect.

Bedroom 1

12'5" x 8'8" (3.80 x 2.66)

Including fitted bedroom furniture, double glazed window to side aspect, fitted carpet.

Bedroom 2

11'8" x 6'8" (3.56 x 2.04)

Double glazed window to side aspect, electric panel heater, fitted carpet.

Shower Room

Corner tiled quadrant shower with electric shower fitting, low level wc, pedestal wash basin, electric heater, extractor fan, built in storage cupboard.





Outside

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

Tenure

Leasehold

125 year lease which commenced in 1988.

Service charge and ground rent payable of approximately £1950 per annum - can be paid in two six monthly payments

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

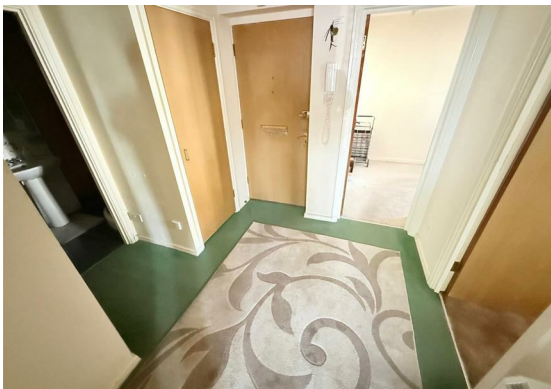
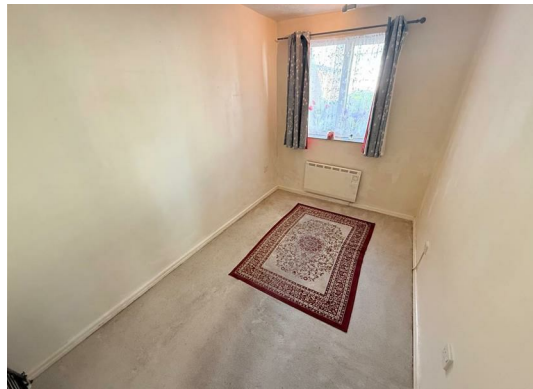
Location

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.

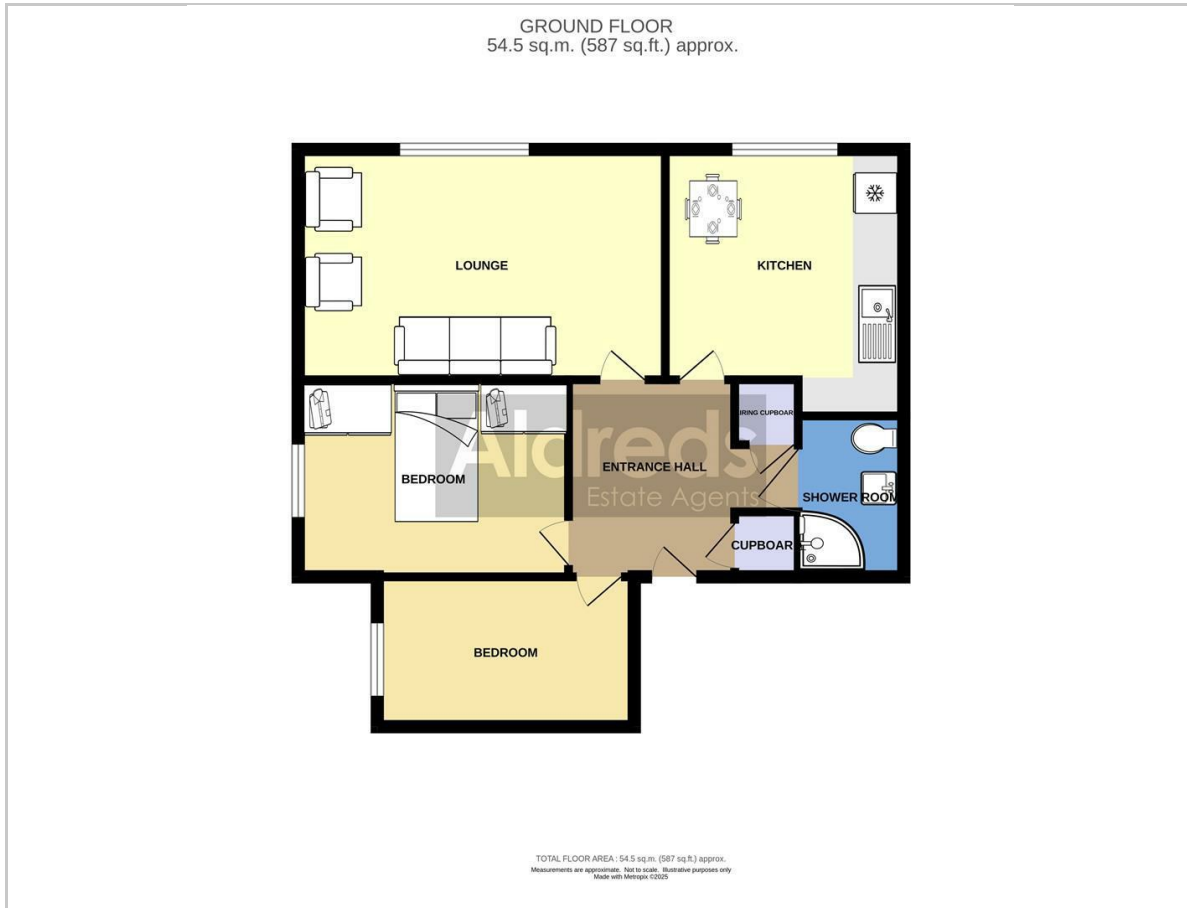
Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right 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.

Ref: Y12484



Floor Plan



Viewing

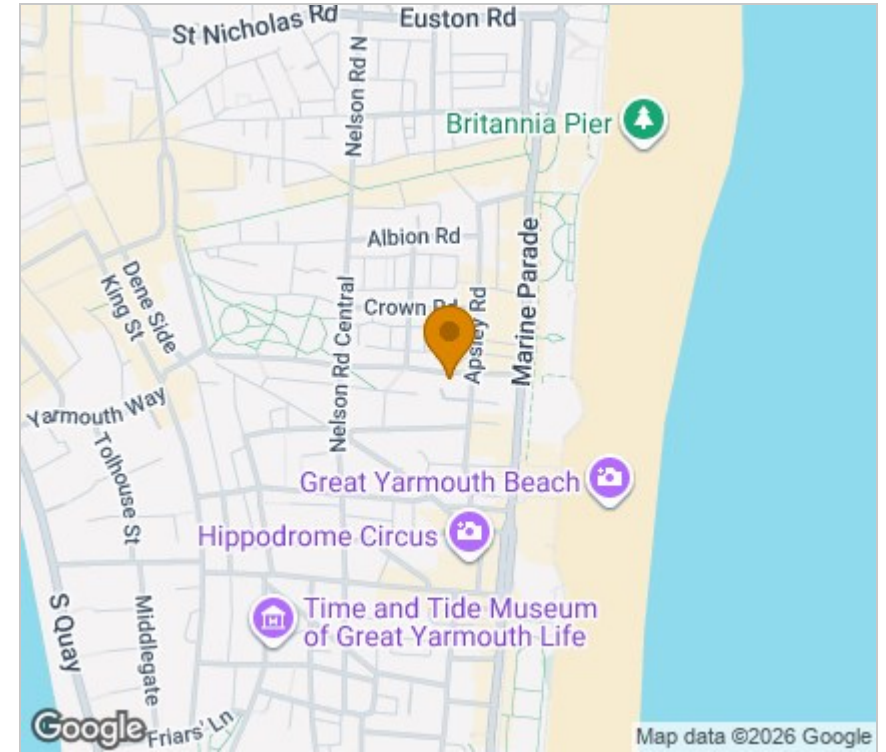
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

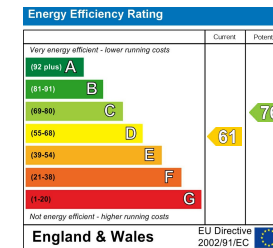
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Area Map



Energy Efficiency Graph



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