



Flat 5, 1 The Conge 11-12 Market Place

Great Yarmouth NR30 1NA

Price Guide £155,000-£160,000



## Flat 5, 1 The Conge 11-12 Market Place

\*PRICE GUIDE £155,000-£160,000\* Aldreds are pleased to offer this superbly presented renovated top floor apartment in a convenient town centre location with a balcony providing panoramic views over the main town centre. The property would make an ideal investment property or permanent residence with a tastefully presented interior and accommodation comprising of a common entrance hall, main entrance hall serving the living room with balcony, dining room/bedroom 3, 2 further bedrooms, fitted kitchen, bathroom and separate cloakroom. The property also benefits from double glazed windows and gas central heating. Offered chain free.

### Common Entrance Hall

Replacement composite door and communal stairs leading to:

### Entrance Hall

Double glazed window to rear aspect, radiator, fitted carpet, doors leading off to:

### Living Room

16'10" x 14'0" (5.13 x 4.27 (5.129 x 4.257))

Door to balcony providing superb views, double glazed windows to front and side aspects, radiator, tv point, fitted carpet.

### Kitchen

12'9" x 7'2" (3.89 x 2.18 (3.881 x 2.187))

Fitted kitchen with white wall and matching base storage units with roll top work surfaces over, radiator, single drainer stainless steel sink and drainer, part metro tiled walls, recess with electric range cooker and double extractor hood over, tiled flooring, serving hatch, double glazed window to side aspect.

### Bedroom 1

12'3" x 12'0" (3.73 x 3.66 (3.735 x 3.662))

Double glazed window to rear aspect, radiator, built in wardrobe cupboard, fitted carpet.

### Bedroom 2

12'10" x 6'11" (3.91 x 2.11)

Wall mounted gas boiler in storage cupboard, double glazed window to side aspect, radiator, fitted carpet.





### Bedroom 3/Dining Room

17'10" x 11'9" (5.44 x 3.58 (5.439 x 3.577))

Two double glazed windows to front aspect, built in wardrobe, radiator, fitted carpet.

### Bathroom

White suite comprising panelled bath with shower mixer tap over, vanity unit with inset wash basin, frosted double glazed window to side aspect, radiator, tiled flooring.

### Cloakroom

Hand wash basin, low level WC, frosted double glazed window to side aspect, tiled flooring.

### Tenure

Leasehold. 125 years from 23rd June 2003.

### Services

Mains water, electric, gas, drainage.

### Council Tax

Great Yarmouth Borough Council - 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

On foot, head north from the Yarmouth office, turn right into Stonecutters Way, turn left into Howard Street North, continue past the Police Station, turn right into The Conge, where the property can be found on the corner of the Market Place.

Ref: Y12792/07/26/CF

### AGENTS NOTE

The photos taken are when the property was occupied and are for guidance only.



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  
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.

Area Map



Energy Efficiency Graph

