



Marine Parade, Great Yarmouth - NR30 2HD



Cerdic Place Marine Parade, Great Yarmouth

This GROUND FLOOR APARTMENT is a FANTASTIC FIRST RENT or LOCK UP AND LEAVE! Located within WALKING DISTANCE to LOCAL AMENITIES and the SEA FRONT, the communal entrance leads to the flat, with an OPEN PLAN SITTING/DINING ROOM, adjacent MODERN KITCHEN, ONE DOUBLE BEDROOM with built-in wardrobes, and EN SUITE SHOWER ROOM. Finished with UPVC DOUBLE GLAZING and ELECTRIC HEATING, the property is offered ready for occupation!

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Ground Floor Apartment
- Close to Town, Local Amenities & Seafront
- Ideal First Rent or Lock Up & Leave
- Fitted Kitchen
- Electric Heating
- En Suite Shower Room
- Sitting/Dining Room
- One Double Bedroom

The property is situated in the heart of Great Yarmouth, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

#### SETTING THE SCENE

The apartment is approached from either Aspley Road or Marine Parade down a short hard standing pedestrian walkway and accessed via a door at the front of the building communal entrance leading to the flat.

#### FIND US

You may wish to use your Sat-Nav (NR30 2HD), but to help you...Heading towards the Sea Front from the A149 roundabout continue onto the B1141 Fullers Hill. Continue over the traffic lights, and turn left at the traffic lights adjacent to Sainsbury's Supermarket. Continue along St Nicholas Road and turn right at the mini roundabout onto Marine Parade. Pass the various amusements, cafes, shops and other amenities taking the fourth right hand turn onto Trafalgar Square. Take the first right hand turn onto Apsley Road proceed along where Cedric Place can be found on the right hand-side.

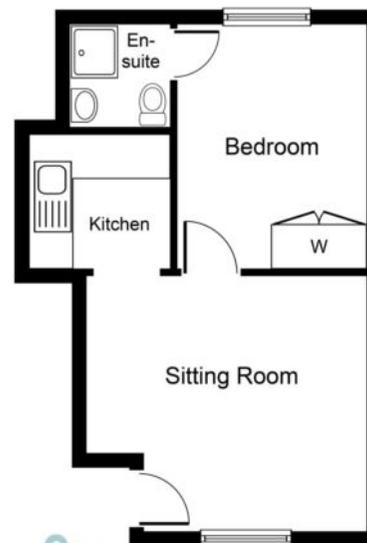




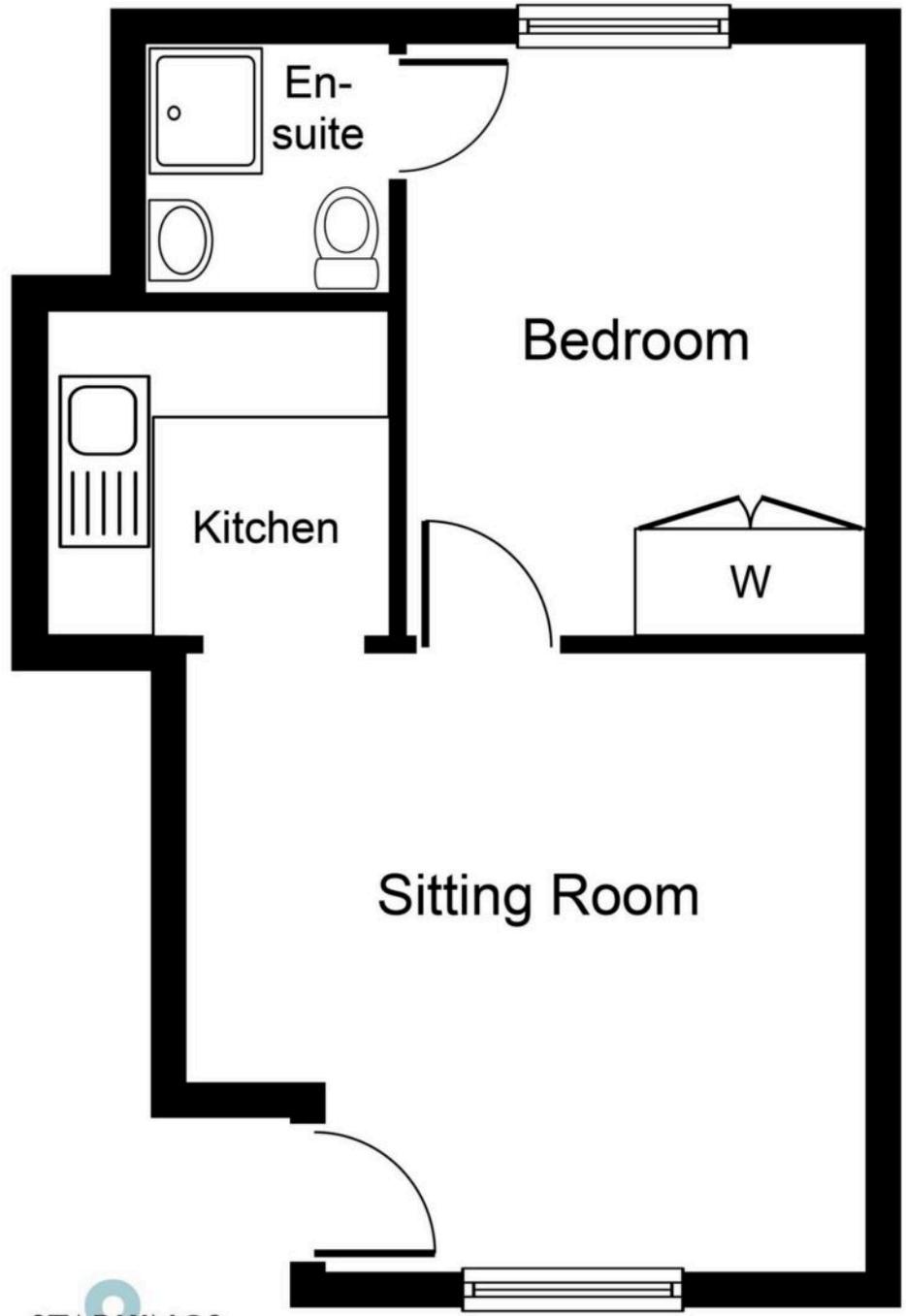


## THE GREAT OUTDOORS

Although this flat does not have its own outdoor space, it is located close to the town centre and sea front.



Approximate Floor Area  
291 sq. ft.  
(27.1 sq. m.)



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291 sq. ft.  
(27.1 sq. m.)



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.