

**Aldreds**  
Estate Agents



32 Trafalgar Court  
Great Yarmouth, NR30 2LX  
Asking Price £90,000



## 32 Trafalgar Court

, Great Yarmouth, NR30 2LX

Aldreds are pleased to offer this rare opportunity to acquire a spacious purpose built first floor apartment with the benefit of 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 security entry to the communal entrance, entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside there are communal grounds and an allocated 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, built in airing cupboard housing the hot water cylinder, doors leading off to:

### Living Room

13'8" x 9'9" (4.17 x 2.98)

Electric heater, wood effect LVT flooring, double aspect double glazed windows, tv point.

### Kitchen

9'1" x 7'3" (2.77 x 2.22)

Modern white gloss fitted kitchen with wall and matching base units with work surfaces over, recess with electric cooker point and extractor hood over, space and plumbing for a washing machine, part tiled walls, single drainer stainless steel sink unit, tiled flooring, recess for a fridge/freezer, double glazed window.

### Bedroom 1

10'6" x 9'8" (3.21 x 2.97)

Double glazed window, electric heater.

### Bedroom 2

10'11" x 6'9" (3.35 x 2.08)

Double glazed window, electric heater.





### Bathroom

8'7" x 4'2" (2.64 x 1.28)

White suite comprising panelled bath with electric shower fitting over, part tiled walls, tiled flooring, electric fan heater, pedestal wash basin, low level wc.

### Outside

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

### Tenure

Leasehold

125 year lease which commenced in 1988.

Service charge and ground rent payable of approximately £1965.30 per annum - can be paid in two six monthly payments

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

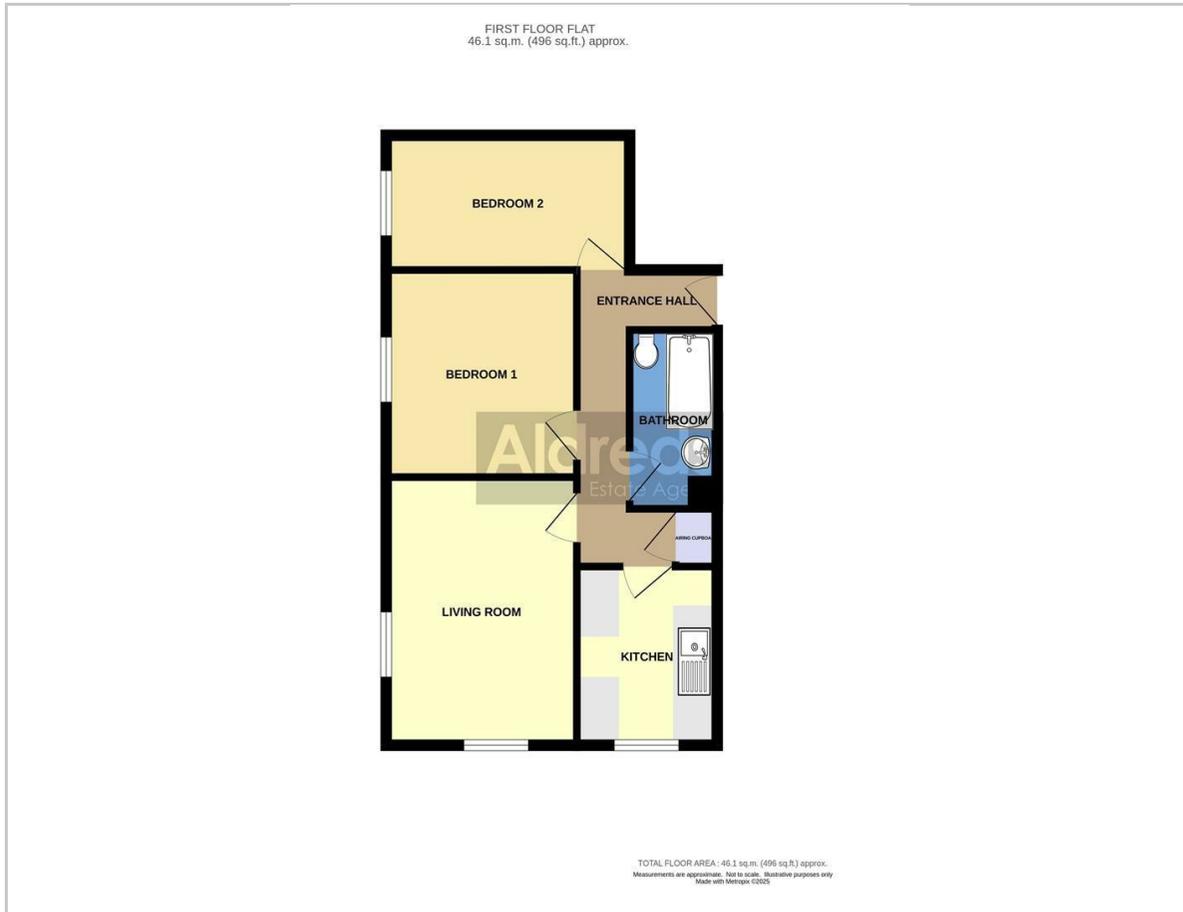
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District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

### Directions

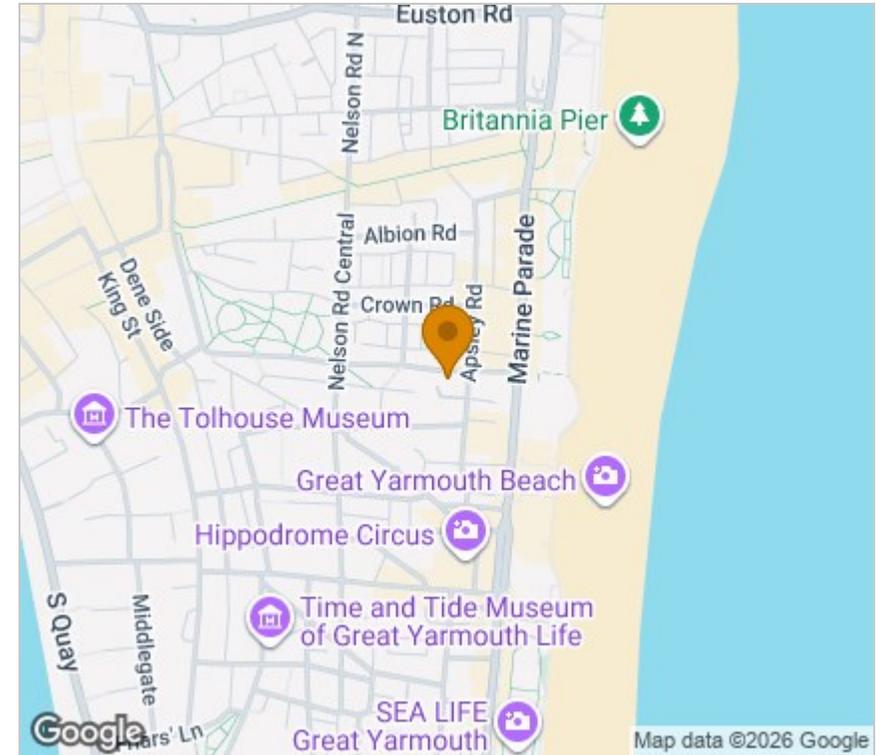
From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, at the traffic lights turn right into Trafalgar Road, Trafalgar Court can be found towards the bottom on the right.



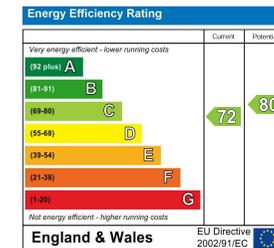
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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