



St Georges Court, Great Yarmouth NR30 2PY

welcome to

St Georges Court, Great Yarmouth

Chain-free and in immaculate condition, this one-bedroom third-floor apartment is located in a well-maintained over-55s development, just a short walk from the town centre and beach. Featuring a bright living space, modern kitchen, double bedroom, and shower room.



Lounge

19' Max x 10' 5" (5.79m Max x 3.17m)

Carpet, double glazed window to rear aspect, storage heater.

Kitchen

5' 6" x 7' 4" (1.68m x 2.24m)

Vinyl flooring, variety of wall and base units, induction hob, sink and drainer.

Bedroom One

8' 9" x 12' 5" (2.67m x 3.78m)

Carpet, double glazed window to rear aspect, storage heater, built in wardrobe.

Bathroom

Tiled flooring, W/C, wash hand basin, shower cubicle, electric heater.



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St Georges Court, Great Yarmouth

- Chain Free Sale
- One Bedroom Third Floor Apartment
- Over 55's Development
- Lift Access To All Floors
- Secure Entry System

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£49,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109479 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk