



Alexandra Road, Great Yarmouth - NR30 2AY



## Alexandra Road

Great Yarmouth

SOLD with tenant in SITU paying £795 PCM. This FULLY RENOVATED and MODERNISED second floor flat is situated in the CENTRE of TOWN. With OFF ROAD PARKING on site, this ESTABLISHED BLOCK of flats with CCTV and LIFT ACCESS is ideal for those who want OUTSIDE GARDENS and AMENITIES close by. The HALL ENTRANCE leads to the TWO DOUBLE BEDROOMS and further MODERN FAMILY BATHROOM with a SHOWER over the bath. The SITTING/DINING ROOM offers a 13' space including an area for the DINING TABLE, with OPEN PLAN ASPECT to the kitchen - with APPLIANCES.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Town Centre Location
- Fully Renovated & Modernised
- Open Plan Layout
- Kitchen with Appliances
- Two Double Bedrooms
- Modern Bathroom
- On Site Parking
- Communal Gardens

Located in the centre of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, school and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away. Suited to a single person or couple, this property is located within a secure building and is ideal for those working in town, or working away requiring a 'lock up and leave' property.



## SETTING THE SCENE

With a secure communal entrance with CCTV, both stairs and a residents lift lead to the second floor landing.

## FIND US

Postcode : NR30 2AY

What3Words : ///merit.atoms.lion

## AGENTS NOTE

The property is offered on a leasehold basis, for a remaining 104 year term. Annual ground rent is charged at £97 PA, with adhoc service charges for the maintenance and repair of the building.

## ENTRANCE HALL

Wood effect flooring, entry telephone system, smooth coved ceiling with recessed spotlighting, doors to:

## SITTING/DINING ROOM

3.96m x 3.89m (13' 0" x 12' 9")

Continued wood effect flooring, electric radiator x2, sash window to side, television and telephone points, smooth coved ceiling with recessed spotlighting, open plan to:

## KITCHEN/BREAKFAST ROOM

2.64m x 2.46m (8' 8" x 8' 1")

Modern fitted range of wall and base level units with square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, continued wood effect flooring, integrated fridge freezer, space for washing machine, sash window to side, extractor fan, smooth coved ceiling with recessed spotlighting.

## FAMILY BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, electric shower and glazed shower screen, tiled walls, tiled flooring with underfloor heating, heated towel rail, window to rear, smooth coved ceiling with recessed spotlighting and extractor fan.

## DOUBLE BEDROOM

3.76m x 3.51m (12' 4" x 11' 6")

Fitted carpet, electric radiator, windows to side and rear x3, television point, smooth coved ceiling with recessed spotlighting.

## DOUBLE BEDROOM

3.94m x 3.00m (12' 11" x 9' 10")

Fitted carpet, electric radiator, sash window to side, electric fuse box, smooth coved ceiling with recessed spotlighting.



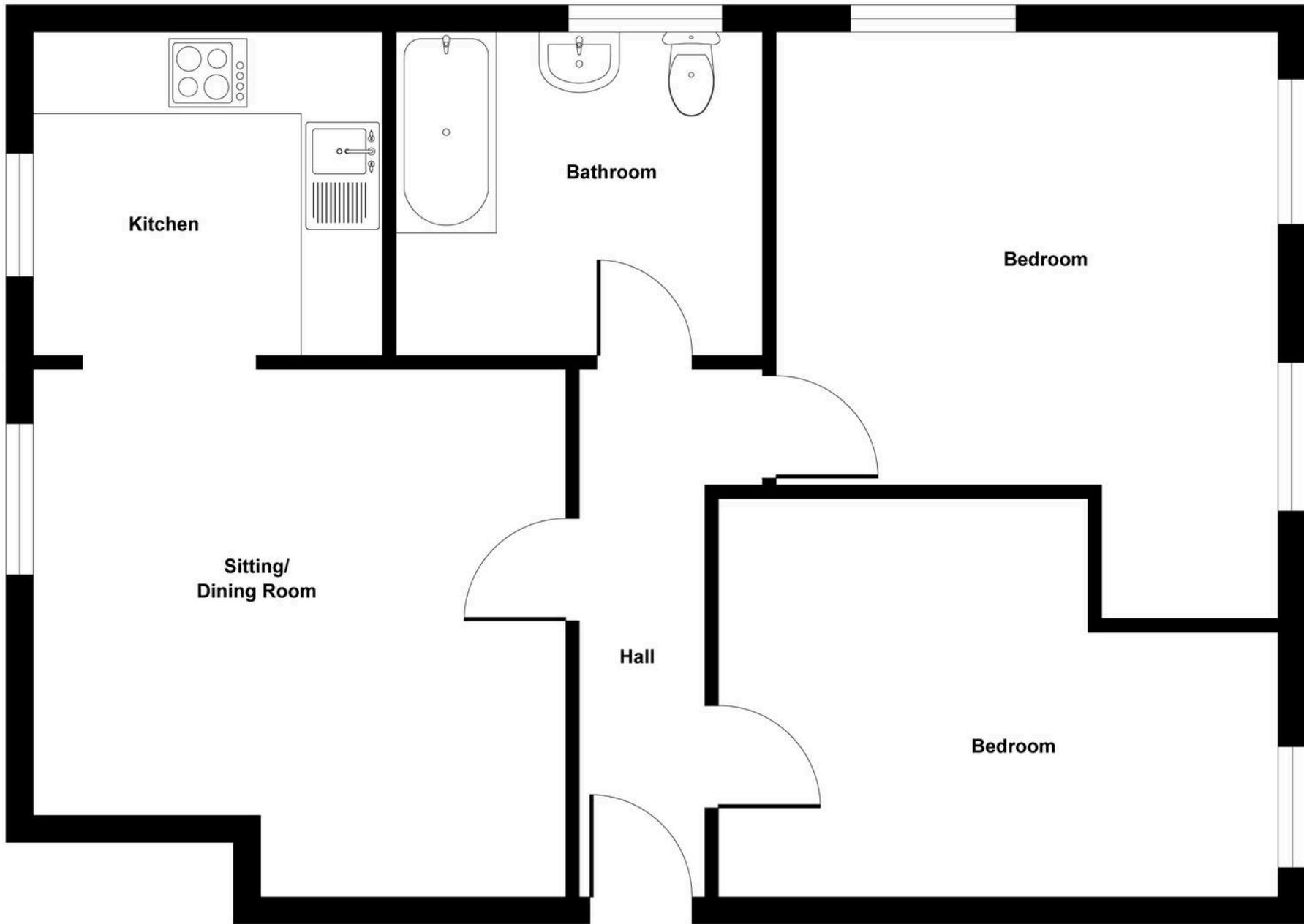




## THE GREAT OUTDOORS

A hard standing residents communal courtyard can be found providing the perfect space for outside entertaining, and access to the bin stores. Wrought iron gates open up to the car parking area.





Floor Plan  
Approximate Floor Area  
636 sq. ft  
(59.08 sq. m)

Approx. Gross Internal Floor Area 636 sq. ft / 59.08 sq. m



## Starkings & Watson Hybrid Estate Agents

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