



**Aldreds**  
Estate Agents

Flat 19 Crown House 45 Yarmouth Way

Great Yarmouth NR30 2QZ

Offers In Excess Of £112,500



## Flat 19 Crown House 45 Yarmouth Way

Great Yarmouth NR30 2QZ

Aldreds are pleased to offer this bright and modern two bedroom third floor apartment which forms part of a converted building in a central location which would make an ideal investment or first time home purchase. The property offers a common hall entrance with security entry phone, entrance hall, open plan kitchen/living room, two bedrooms and a quality shower room. Outside there is a secure car park with potential off street parking available.

### Entrance Hall

Built-in airing cupboard, doors leading off to:

### Open Plan Kitchen/Living Room

18'8" x 13'3" (5.69 x 4.04)

Fitted kitchen with a range of grey gloss finish wall and matching base units with square edge work surfaces over, inset four ring induction hob upstand splashback and cooker hood, single drainer stainless steel sink with mixer tap over, built-in electric oven, integrated washing machine, plumbing for dishwasher, space for fridge freezer, peninsula breakfast bar area, spacious living room area with full height double glazed windows to front, electric panel heater.

### Bedroom 1/Sitting Room

13'10" maximum x 13'3" (4.22 maximum x 4.04)

Electric panel heater, fitted carpet, full height double glazed window to front aspect.

### Bedroom 2

11'6" x 7'6" (3.53 x 2.31)

Double glazed window to front aspect, electric panel heater, television point.

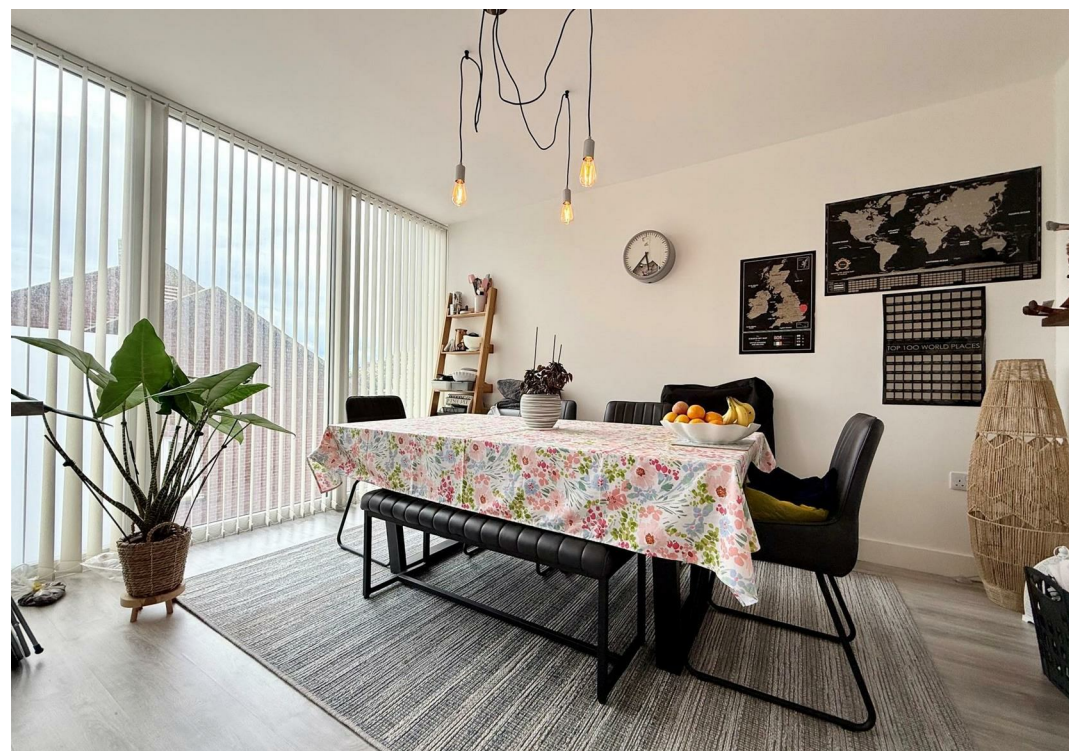
### Shower Room

7'6" x 5'6" (2.29 x 1.69)

White suite comprising of a low level wc, wall mounted vanity hand wash basin with mixer tap over and storage drawer below, walk-in tiled shower cubicle with shower screen and wall mounted shower unit with twin shower heads, tiled splashbacks, double glazed window to front, extractor fan, heated towel rail/radiator.

### Outside

Communal hallways with residents lift, residents parking is available to rent at an additional fee.





### Tenure

Leasehold -195 years remaining.

No Ground Rent payable. Service Charge £1200 per annum approximately.

### 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.



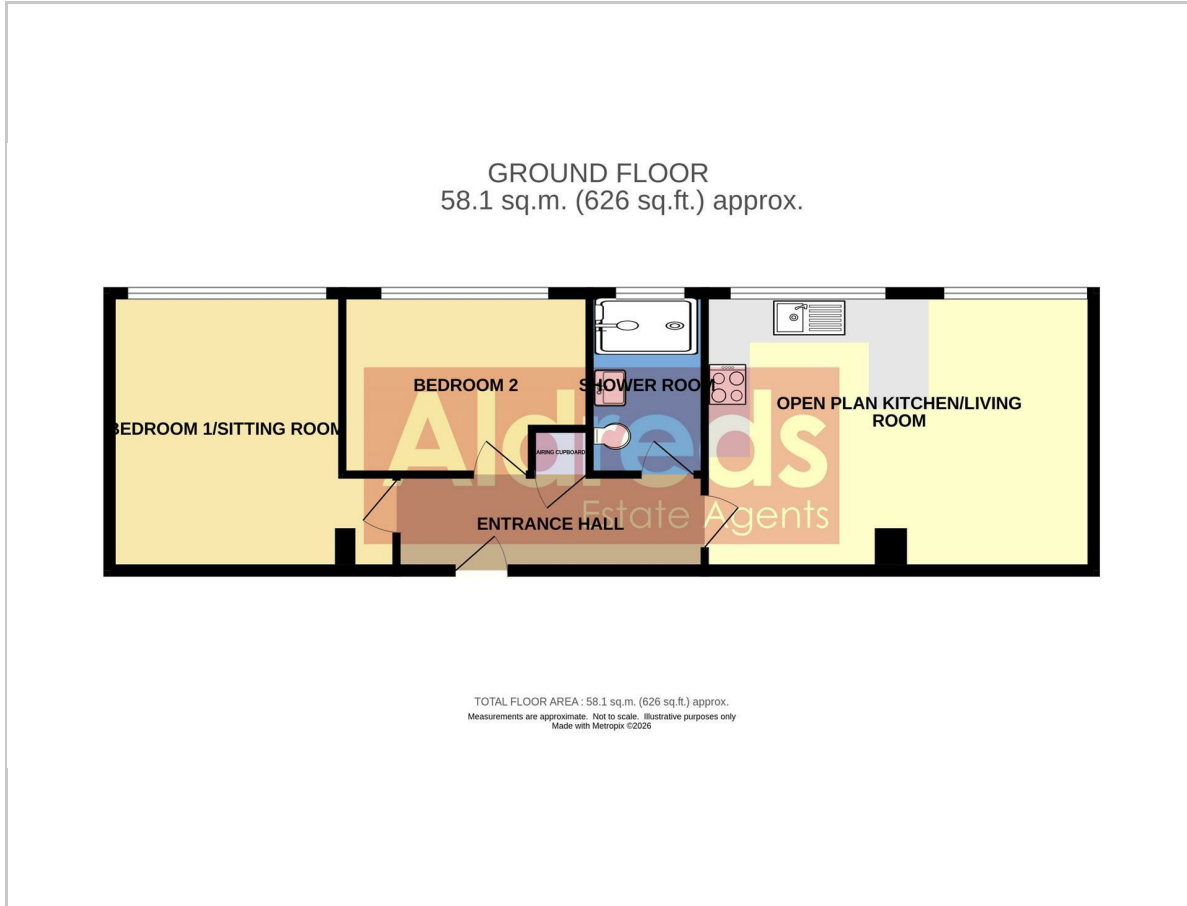
### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way and after a couple of hundred yards turn left in to Tolhouse Street and continue to the bottom of the road turning left on to Yarmouth Way where the property can be found on the left hand side.

Ref: Y12763/06/26/CF



## Floor Plan



## Viewing

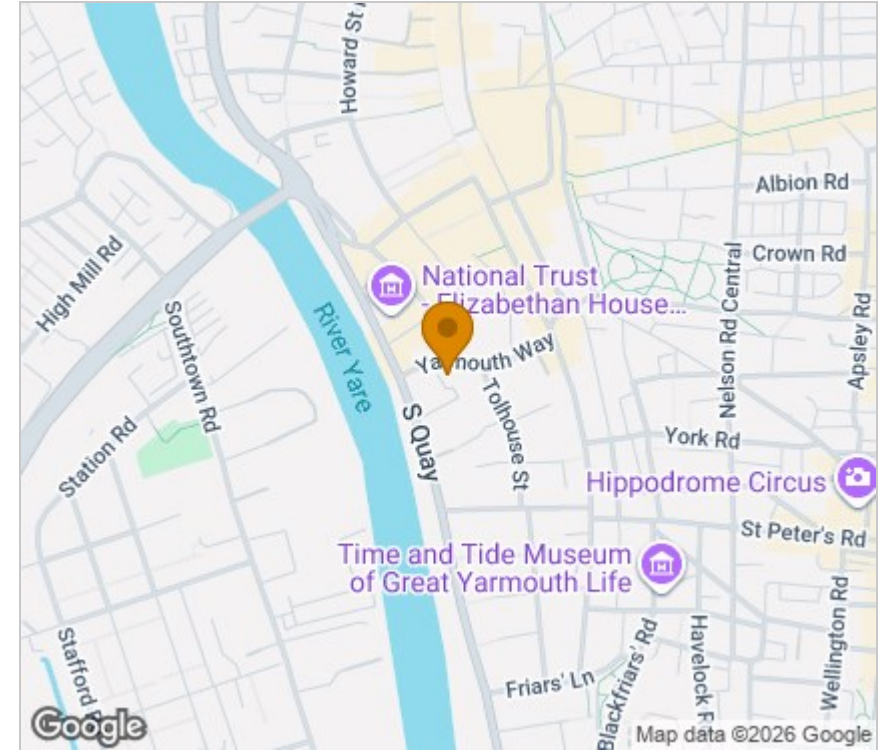
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

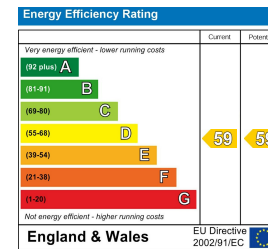
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## Area Map



## Energy Efficiency Graph



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