Aldreds
Estate Agents

Flat 7, Dexlyn Court 8-9 Norfolk Square

, Great Yarmouth, NR30 1EL

£110,000

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Aldreds are pleased to offer this attractively presented, first floor apartment in this attractive converted building which provides views over the Norfolk Square and is situated yards from the sea front. The property has been well maintained and offers a roomy layout of accommodation comprising a common entrance hall, entrance hall, open plan living room in to the kitchen with an offset utility room and storage cupboard, two double bedrooms both with en-suite shower rooms. Outside there is allocated parking and to the rear use of the delightful Norfolk Square gardens. The property also benefits from double glazed windows, electric central heating and is offered chain free.

Common Entrance Hall
Security entry phone system, stairs to first floor.

Entrance Hall
Entrance door, radiator, open access to:

Kitchen 11'7" x 9'10" (3.54 x 3.01)
Fitted cream shaker style units with wall and matching base units with granite effect work surfaces over, breakfast bar divider, built in electric double oven, four ring ceramic hob, single drainer black cast sink with mixer taps, part metro tiled walls, deep walk in storage cupboard and open plan access to:

Living Room 17'3" x 13'9" (5.26 x 4.21)
Including the chimney breast, double glazed window to rear providing views over the Norfolk Square, radiator, tv point.

Utility Room 7'3" x 6'0" (2.23 x 1.85)
Space and plumbing for a washing machine, pressurised hot water cylinder and electric boiler system.

Bedroom 1 13'8" x 9'10" maximum (4.17 x 3.02 maximum)
Double glazed window to front aspect, two radiators, door to:

En-Suite Shower Room
Full width tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, extractor fan, towel rail/radiator.

Bedroom 2 10'11" x 10'2" (3.34 x 3.12)
Two double glazed windows to side aspect, radiator, door to:

En-Suite Shower Room
corner quadrant tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, towel rail/radiator, extractor fan.

Outside
To the front of the property is an allocated car parking space and to the rear beyond the bin store area is access on to the beautiful Norfolk Square gardens which are available for use by the residents of Dexlyn Court.

Tenure
Leasehold - 125 year lease from 1 January 2012.
Annual Service charge payable of £935.99 payable half yearly with a ground rent of £250 per annum.

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 north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn left into Wellesley Road where the property can be found on the right hand side on the corner of Norfolk Square and Wellesley Road.

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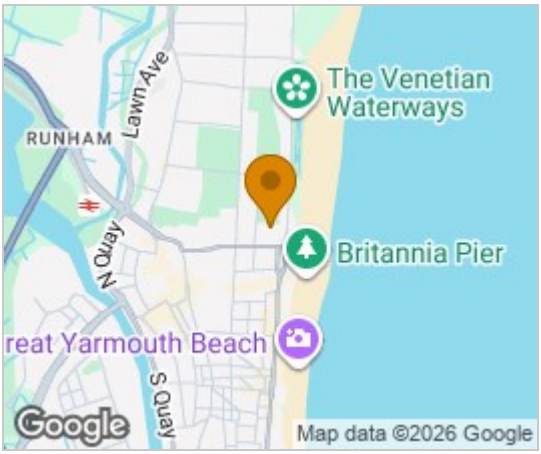
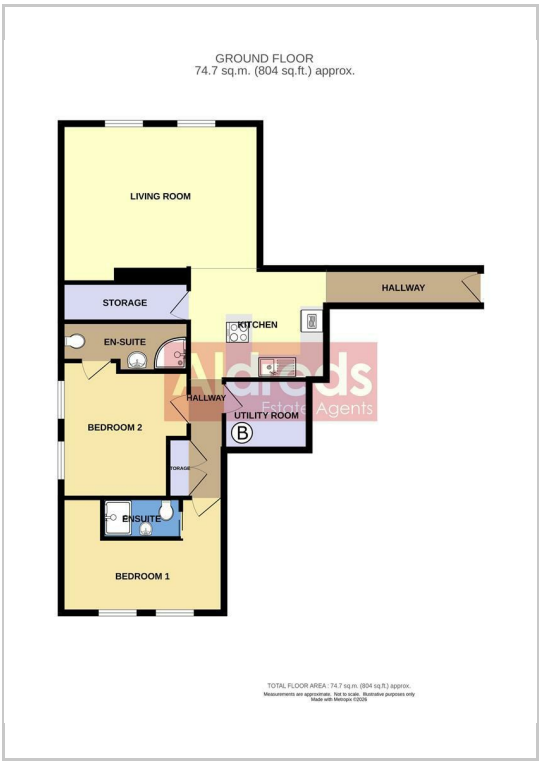
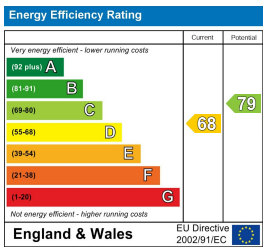
Area Map



Floor Plans



Energy Efficiency Graph



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