

**Aldreds**  
Estate Agents



39 St Georges Court

Denese, Great Yarmouth, NR30 2PY

£54,950





## 39 St Georges Court

Deneside, Great Yarmouth, NR30 2PY

Situated in central Great Yarmouth, in a convenient location for St. Georges Park and theatre, we are pleased to offer this modern, one-bedroom second floor flat for occupation by the over 55's. The property offers the benefit of entrance hall, spacious lounge/kitchen, one double bedroom and shower room. The property also benefits from night storage heating, a lift, communal lounge, laundry facilities, two guest rooms available for visitors and communal parking. Carpets as fitted are included in the asking price. The property is offered with no upward chain

### Entrance Hall

Security entry phone, airing cupboard and additional storage cupboard, doors leading off to:

### Lounge

16'0" x 10'4" (4.88 x 3.15)

Plus double glazed window to front aspect with fitted blind, thermostat controlled electric radiator, tv point, telephone point, electric fire, open access to:

### Kitchen

7'4" x 5'8" (2.24 x 1.73 (2.23 x 1.72))

Fitted cream matching wall and base units with worktops over, single drainer stainless steel sink unit with drainer, electric cooker point, part tiled walls, recess for fridge, electric fan heater, extractor.

### Bedroom

12'10" x 8'9" (3.91 x 2.67)

Plus recess with wardrobes. Velux double glazed window to front aspect, thermostat controlled electric radiator, tv point, recess with wardrobes.

### Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, vanity unit with wash basin, extractor fan, tiled walls, extractor fan, vinyl flooring.







### Outside

There are communal gardens and car parking located to the rear of the building.

### Tenure

Leasehold - Term: 125 years from 1st October 1987  
Maintenance Charge £245.64 per month  
Ground Rent £134.97 per half year

### 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 then immediately left into St Peters Road, turn left into Deneside where the property can be found on the right hand side.

EPC Rating - C (73)

Ref: Y11694/03/23



## 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

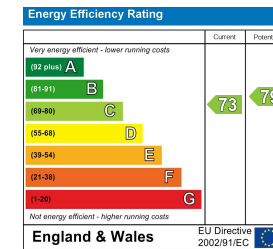
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## Area Map



## Energy Efficiency Graph



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