



Flat 7 Alexandra House, Alexandra Road

Great Yarmouth NR30 2AY

£110,000



Situated in this iconic building, Aldreds are delighted to offer this well presented two bedroom first floor flat. This can be accessed via a lift. The property offers the benefits of security entry system leading to the common entrance, entrance hall, lounge, kitchen, two bedrooms and bathroom. Electric heating and sealed unit double glazing. Outside there are communal gardens and a parking area. The property is offered with no upward chain and would make an ideal investment purchase or first home. An early viewing is recommended.



Common Entrance Hall

Security entry phone system and lift service to all floors.

Entrance Hall

Wood panel entrance door, electric panel radiator, security entry phone, fitted carpet, doors leading off to:

Living Room 12'7" x 10'11" maximum (3.86 x 3.34 maximum)

Double glazed window to side aspect, electric panel radiator, tv and satellite points, telephone point, fitted carpet, door to:

Kitchen 9'0" x 7'3" (2.76 x 2.22)

Fitted white gloss kitchen with wall and matching base units with work surface over, single drainer stainless steel sink unit, washing machine, fridge-freezer, built in electric oven and four ring ceramic hob, tiled flooring, part tiled walls, double glazed window to side aspect.

Bedroom 1 12'7" x 8'8" (3.84 x 2.65)

Corner cupboard housing the fuse box, two double glazed windows to side aspect, electric panel radiator, fitted carpet.

Bedroom 2 16'1" x 6'9" (4.91 x 2.07)

Double glazed window to side aspect, electric panel radiator, fitted carpet.

Bathroom

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, airing cupboard with insulated hot water cylinder, tiled flooring, part tiled walls, extractor fan, electric fan heater.

Outside

Communal gardens, bin store and parking.

Tenure

Leasehold. 125 years from 29.09.04.

Ground Rent for the year commencing 1st December 2023 is £70.00.

Annual Service Charge is £972.00.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric, drainage.

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

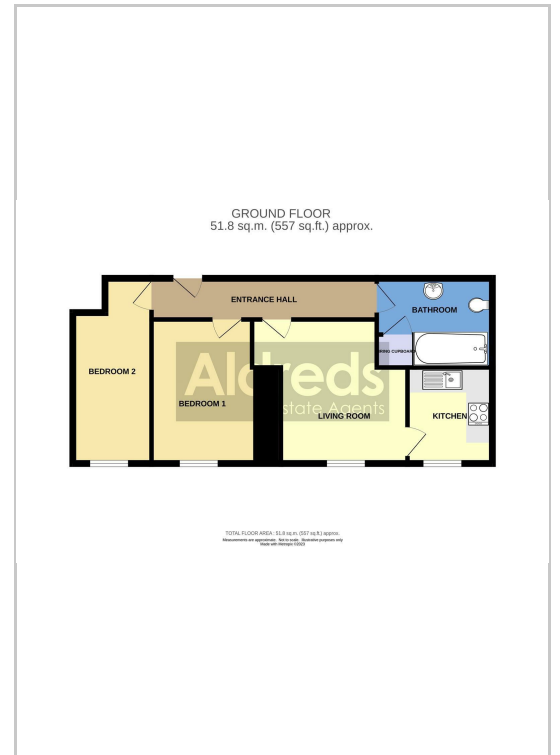
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over three sets of traffic lights and under Market Gates where the property can be found on the right hand side.

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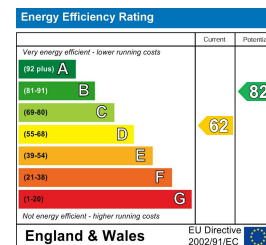
Area Map



Floor Plans



Energy Efficiency Graph



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