



## 11 Ravelin House St. Peters Plain

Great Yarmouth NR30 2PZ

£70,000



Situated conveniently for the town centre and St Georges Park we are pleased to offer a second floor, purpose built, retirement flat for the over 55's with warden control. The property offers a communal entrance with lift access, hallway, living room, kitchen, two bedrooms and shower room and has the benefits of electric heating, double glazed windows and fitted carpets where laid. Please note we offer a 70% interest in this flat with the remaining share being held by the Orbit Housing Association. Early viewing is recommended.



### Entrance Hall

Pull cord alarm, entry phone handset, night storage heater, built in double size storage cupboard, airing cupboard with pressurised hot water cylinder.

### Living Room 14'7" x 10'4" (4.47 x 3.17)

Double glazed window to front aspect, night storage heater, telephone point, tv point, open access to:

### Kitchen

Fitted with white wall and matching base units with work surface over, Stainless steel sink and drainer, part tiled walls, electric cooker, fridge, pull cord alarm, double glazed window to side aspect, space for a fridge.

### Bedroom 1 13'5" x 8'7" (4.09 x 2.64)

Double glazed window to front aspect, night storage heater, wardrobe cupboard.

### Bedroom 2 14'5" x 6'6" (4.41 x 1.99)

Double glazed window to front aspect, electric panel heater.

### Shower Room 6'7" x 5'4" (2.03 x 1.64)

Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, electric fan heater, tiled flooring, extractor fan.

### Tenure

Leasehold

99 year lease from May 2009

Current service charge £206.00 per month (variable).

### Services

Mains water, electric and drainage. There are communal areas to the ground floor with a communal laundry room, lounge and communal gardens. There is a residents parking area. All applicants will be referenced by Orbit and the dwellings are available to the over 55's only.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Directions

From Haven Bridge proceed south along Hall Quay, follow the river past the town hall, continue for a further one third of a mile, turn left into Nottingham Way, continue to the end of the road, turn right into King Street then sharp left into St Peter's Road, take the first turning left into Deneside, take the first turning right just past the Greek Orthodox church into Lancaster Road, then the first turning left into St Peter's Plain, continue straight over the next crossroads, continue for approximately 150 yards where the property can be found left hand side.

### 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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

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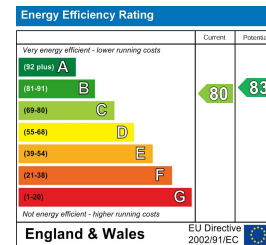
## Area Map



## Floor Plans



## Energy Efficiency Graph



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