



Flat 4 30 Marine Parade

Gorleston, Great Yarmouth, NR31 6DY

Offers Over £245,000





## Flat 4 30 Marine Parade

Gorleston, Great Yarmouth, NR31 6DY

With sea views to front and situated on the iconic Marine Parade, across the road from the beach, Aldreds are delighted to offer this spacious two bedroom first floor apartment with garage and communal gardens. The property has an entrance hall, lounge, sun room, kitchen, two bedrooms and a bathroom. Sealed unit double glazing. Offered with no upward chain. The communal hall has a stair lift in place which can remain if a buyer wanted to retain it.

### Entrance Hall

Loft access leading to large loft with potential for conversion subject to any necessary consents, storage cupboard.

### Lounge

16'0" x 14'8" (4.89 x 4.48)

Brick fireplace, electric fire, double glazed window to front aspect.

### Sun Room

7'11" x 5'2" (2.42 x 1.6)

Sea Views. Sealed unit double glazing

### Kitchen

11'10" x 6'3" (3.62 x 1.93)

Base units with worktops, electric cooker point, double glazed window to front aspect.

### Bedroom 1

13'9" x 11'3" (4.2 x 3.44)

Built in wardrobe, storage heater, double glazed window to side aspect.

### Bedroom 2

13'9" x 10'7" (4.2 x 3.25)

Two double glazed window to front aspect, storage heater, built in wardrobe.

### Bathroom

10'7" x 5'0" (3.25 x 1.54)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, electric heater.







### Outside

Communal gardens. Rear shared driveway leading to garage. Shared front driveway.

### Tenure

Leasehold remainder of a 999 year lease from 1979. The vendor will also be selling their share of the Freehold. The vendor informs us that the maintenance and contribution towards is dealt with by the residents through regular meetings.

### Council Tax

Band B

### Services

Mains water, electricity, drainage.

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

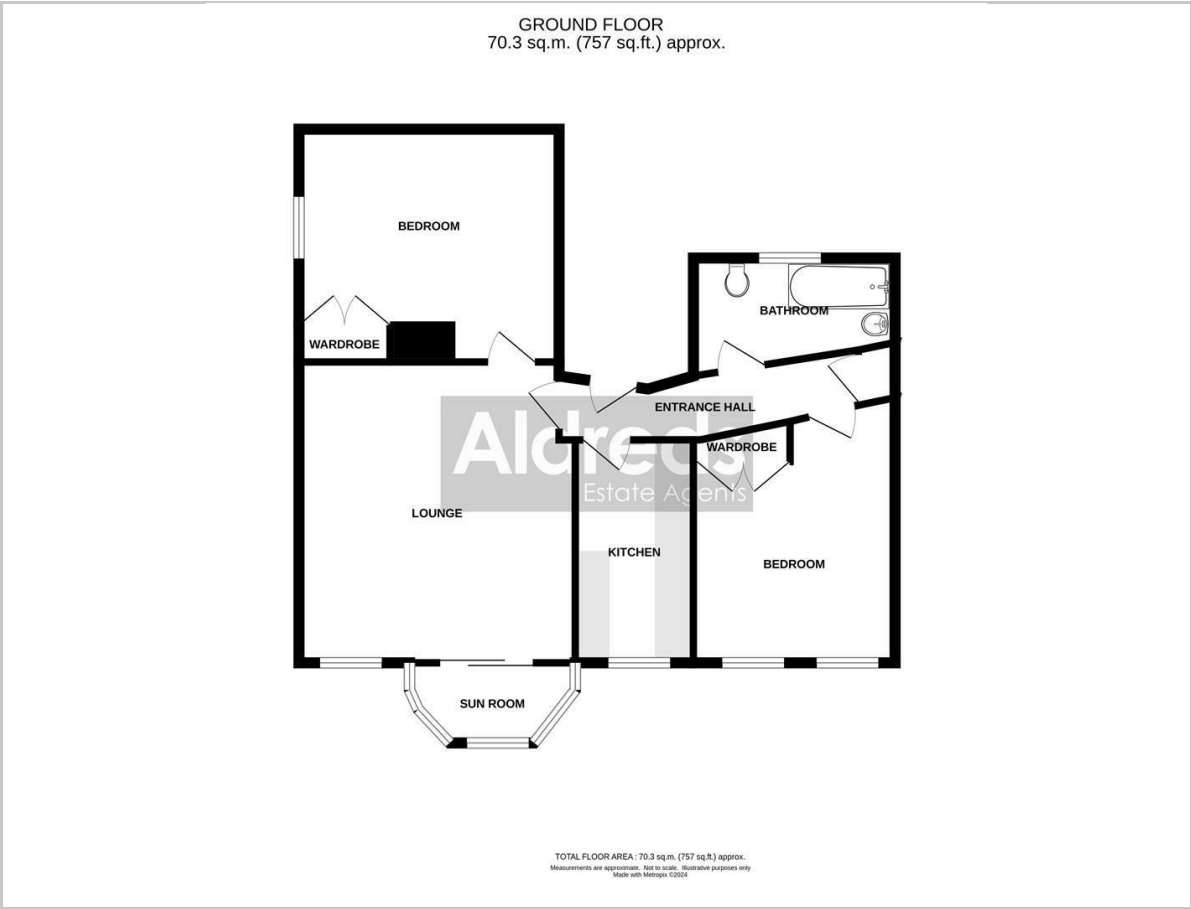
### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights in to Lowestoft Road, continue up the hill and past Tesco Express, follow the road around to the left in to Park Road, at the T Junction turn right in to Marine Parade.



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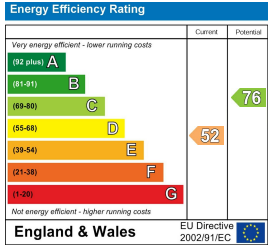
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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