

Aldreds
Estate Agents



Apartment 1 54 Englands Lane

Gorleston, Great Yarmouth, NR31 6BE

£120,000



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A well presented two bedroom ground floor apartment. The property has an entrance hall, lounge/kitchen and a shower room. Gas central heating and double glazing. The property is well located for amenities and the beach.

Communal Entrance Hall

Entrance Hall

Inset ceiling spotlights.

Open plan Kitchen/Living Room

17'8" x 13'0" max, 10'7" min (5.38m x 3.96m max, 3.23m min)

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Wall cupboards. Integrated appliances including electric oven and grill, 4 ring electric hob with a stainless steel extractor above, dishwasher, washing machine and a fridge/freezer. Radiator. Television point. Inset ceiling spotlights. Two double glazed windows to front aspect.

Bedroom 1

11'5" x 9'2" (3.48m x 2.79m)

Radiator. Double glazed window to front aspect.

Bedroom 2

11'0" max x 8'0" (3.35m max x 2.44m)

Radiator. Double glazed window to rear aspect.

Shower Room

7'4" x 5'10" (2.24m x 1.78m)

Large tiled shower cubicle with a mixer shower. White wash basin and WC with concealed cistern. Heated towel radiator. Built-in cupboard with a wall mounted gas fired boiler.

Parking

There is no dedicated parking with this property, however, there is parking in the surrounding streets and a free car park by the harbour.





Tenure

Leasehold. 130 years from 1st January 2021. We have been advised that the leaseholders in the block own a share of the freehold and that there is no ground rent payable. We have also been advised that the current service charge is £760 per annum.

Services

Mains gas, electricity, water and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band A

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.

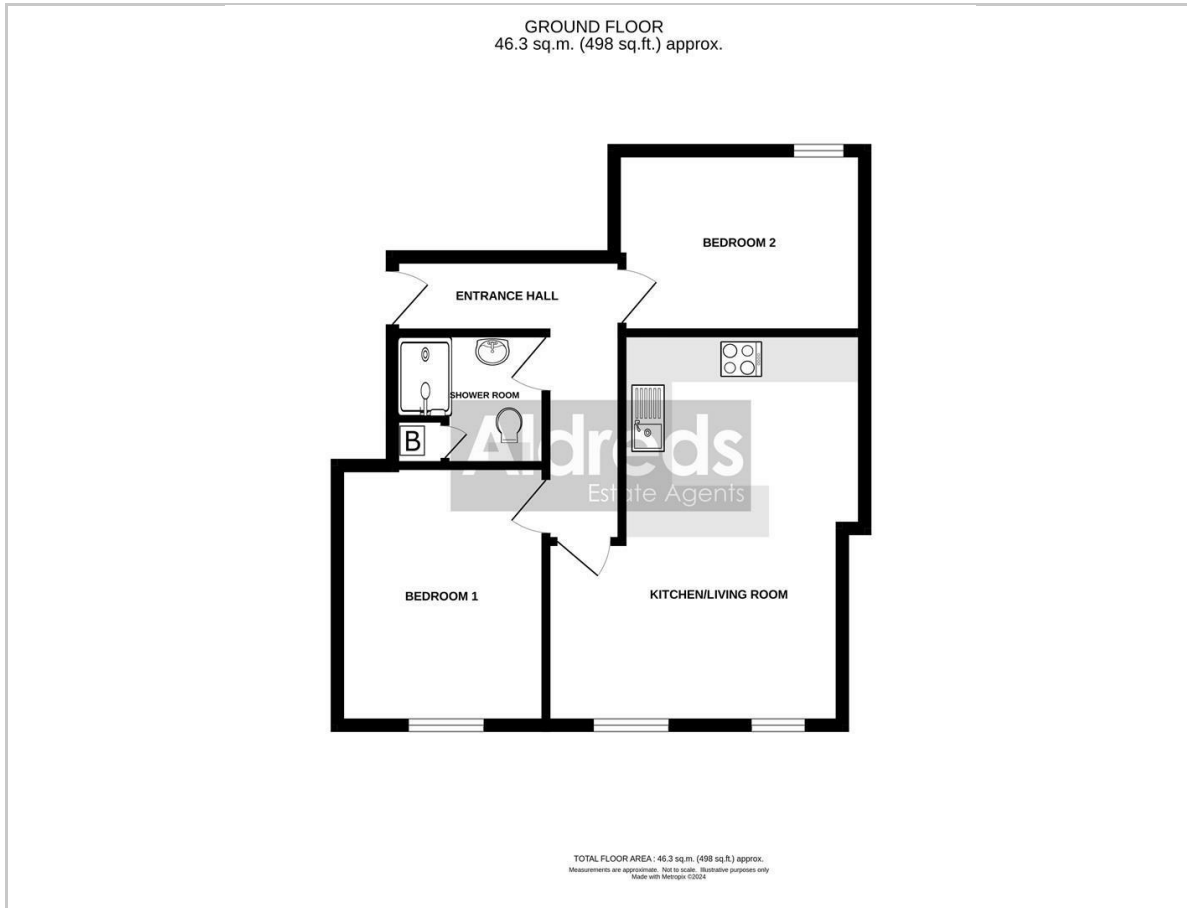
Directions

Heading south on High Street, proceed over the traffic lights onto Lowestoft Road. Continue past Sussex Road and Barham Court on the left and take the next turning on the left onto Englands Lane where the property will be found on the right hand side.

Ref: [G17995/02/24](#)



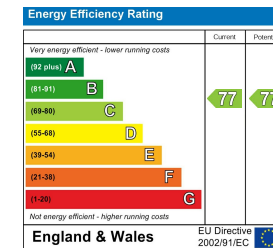
Floor Plan



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.

Disclaimer

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