

**Aldreds**  
Estate Agents



10 Meadow Court Links Road

Gorleston, Great Yarmouth, NR31 6LB

£89,950



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## 10 Meadow Court Links Road

Gorleston, Great Yarmouth, NR31 6LB

A one bedroom ground floor flat situated in this popular development. The property offers accommodation including entrance hall, lounge/diner, kitchen, bedroom and wet room. Electric heating and sealed unit double glazing. The property has a patio door to the communal gardens. It is a condition of the purchase that the resident must be over 60 years old. In the event of a couple one must be over 60 and the other over 55. The property comes with a 24 hour emergency call line. There is a communal lounge and laundry facility in the building. There is a guest suite for hire. The property is offered with no upward chain.

### Communal Entrance Hall

Secure entry system.

### Entrance Hall

Entrance door with spyhole. Security entry phone. Warden assist intercom. Walk-in cupboard with an Ariston electric hot water heater. Coved and textured ceiling.

### Lounge/Diner

15'7" x 11'4" (4.75m x 3.45m)

Wall mounted hyco electric heater. Television and telephone points. Coved and textured ceiling. UPVC dark wood effect sliding patio doors to a paved patio area and the communal gardens.

### Kitchen

9'2" x 6'9" (2.79m x 2.06m)

Worktops with cupboards below. One and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Tall unit with a built-in double oven and grill and drawers below and cupboard above. Four ring electric hob with an extractor above. Utility space below worktop with plumbing for a slimline dishwasher. Built-in cupboard. Coved and textured ceiling.

### Bedroom

11'3" x 9'9" + door recess (3.43m x 2.97m + door recess)

Wall mounted hyco electric heater. Built-in double wardrobe with two floor to ceiling sliding mirror doors. Coved and textured ceiling. UPVC double glazed window.







### Wet Room

6'9" x 5'6" (2.06m x 1.68m)

Fully tiled walls with an electric shower unit and drainer floor. White WC. Pedestal wash basin. Wall mounted Dimplex down-flow heater. Extractor. Coved and textured ceiling.

### Outside

Communal gardens.

### Tenure

Leasehold - 99 years from 24/06/1985. Half yearly service charge for the period 01/01/24 to 30/06/24 is £1,851.87. Half yearly Ground Rent for the period 01/01/24 to 30/06/24 is £76.23. The Ground Rent is subject to 10 year reviews.

### Services

Mains water, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band A

### Energy Performance Certificate (EPC)

EPC rating: C (77), potential rating: C (80)

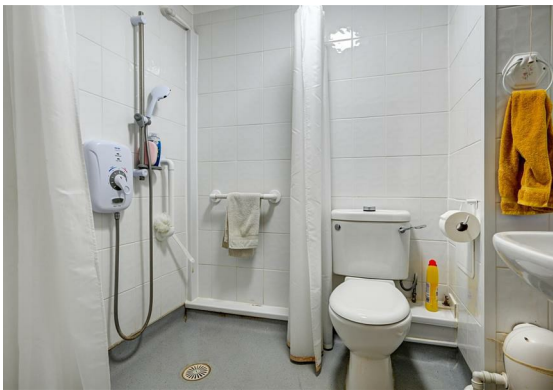
### Location

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.

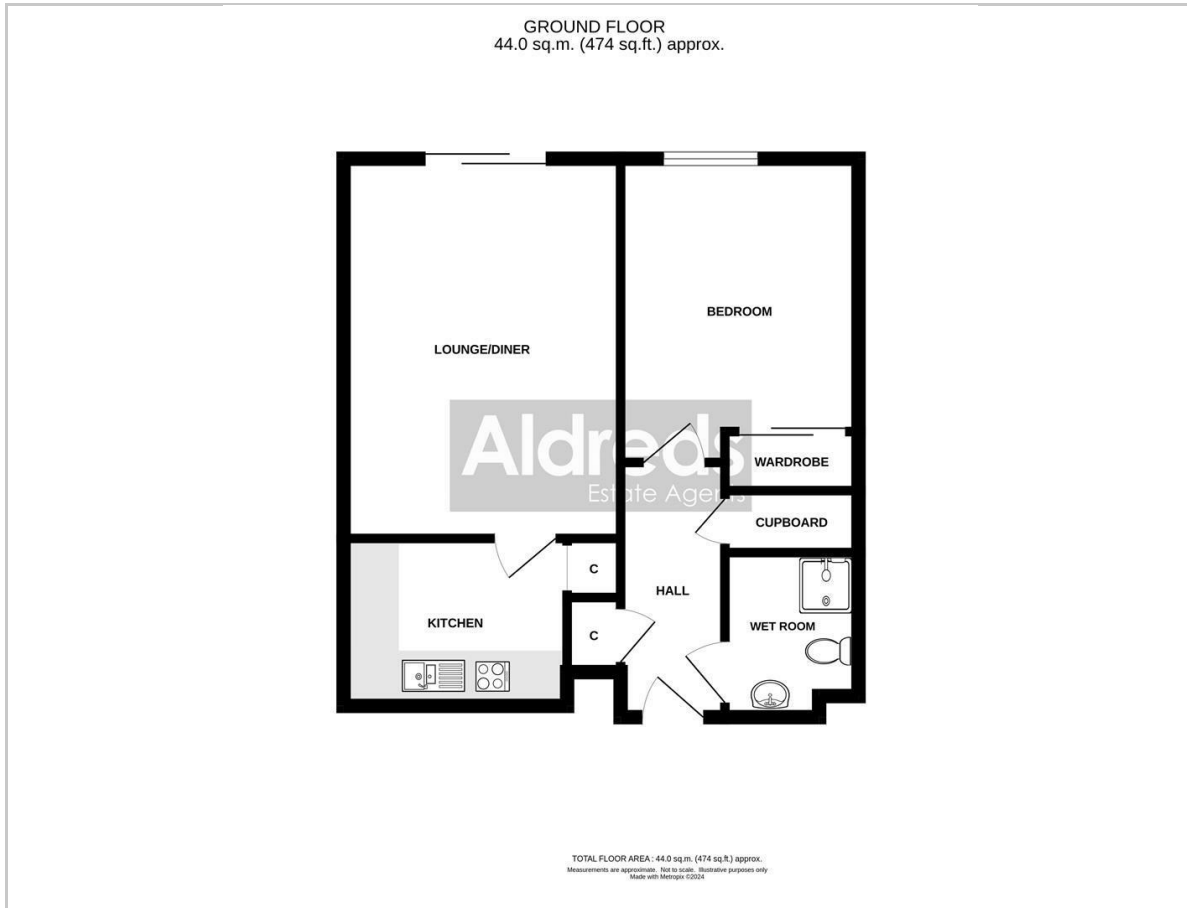
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, turn left at the roundabout into Links Road, turn right into Meadow Court.

Ref: G18025/03/24



## Floor Plan



## 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

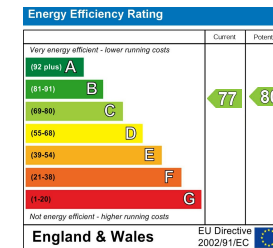
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## Area Map



## Energy Efficiency Graph



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