

**Aldreds**  
Estate Agents



Apartment 6 54 Englands Lane  
Gorleston, Great Yarmouth, NR31 6BE

£125,000



## Apartment 6 54 Englands Lane

Gorleston, Great Yarmouth, NR31 6BE

A spacious second floor apartment with entrance hall, open plan kitchen/dining/living room (with integrated appliances), 2 double bedrooms (both with built-in wardrobes), shower room. Gas central heating. Sealed unit double glazed windows. The property is well located for amenities and the beach.

### Communal Entrance Hall

Stairs to upper floors.

### Entrance Hall

Laminate flooring. Designer radiator. Inset ceiling spotlights.

### Kitchen/Diner/Living Room

20'10" x 13'3" (6.35m x 4.04m)

Worktops with cupboards and drawers below and matching upstands. Contrasting wall cupboards. Stainless steel single drainer sink with mixer tap. Built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated fridge/freezer. Integrated washer dryer. Breakfast bar. Laminate flooring. Two designer radiators. Television point. Inset ceiling spotlights. Double glazed windows either side.

### Bedroom 1

12'11" x 9'5" (3.94m x 2.87m)

Laminate floor. Designer radiator. Television point. Built-in double wardrobe. Double glazed window to side.

### Bedroom 2

12'8" x 7'4" (3.86m x 2.24m)

Laminate floor. Designer radiator. Built-in double wardrobe. Double glazed window to side.

### Shower Room

7'7" x 6'6" (2.31m x 1.98m)

Large tiled shower cubicle with a ceiling mounted rainfall shower above. White WC with concealed cistern. Wash basin with drawers below. Part tiled walls. Chrome towel radiator. Built-in cupboard with a wall mounted gas fired combination boiler. Extractor. Inset ceiling spotlight.





### Parking

There is no dedicated parking with this property, however, there is parking in the surrounding streets and a car park which is currently free 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 £720 per annum.

### Services

Mains gas, electricity, water and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band A

### Energy Performance Certificate (EPC)

EPC rating: C (79), potential rating: C (79)

### Agent's Note:

Under Section 21 of the Estate Agents Act 1979, we are required to inform interested parties of any personal interest in a property. Please be aware that one of the owners of this property is a 'connected person' and is related an employee of Aldreds Estate Agents.

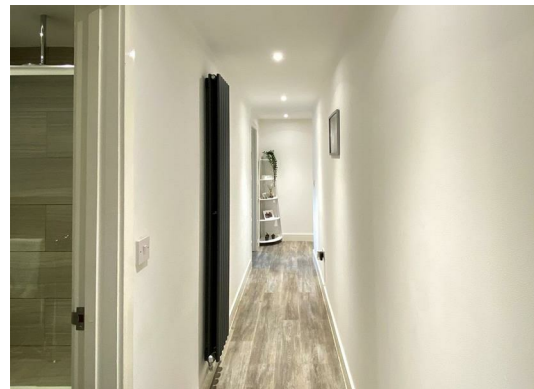
### Location

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.

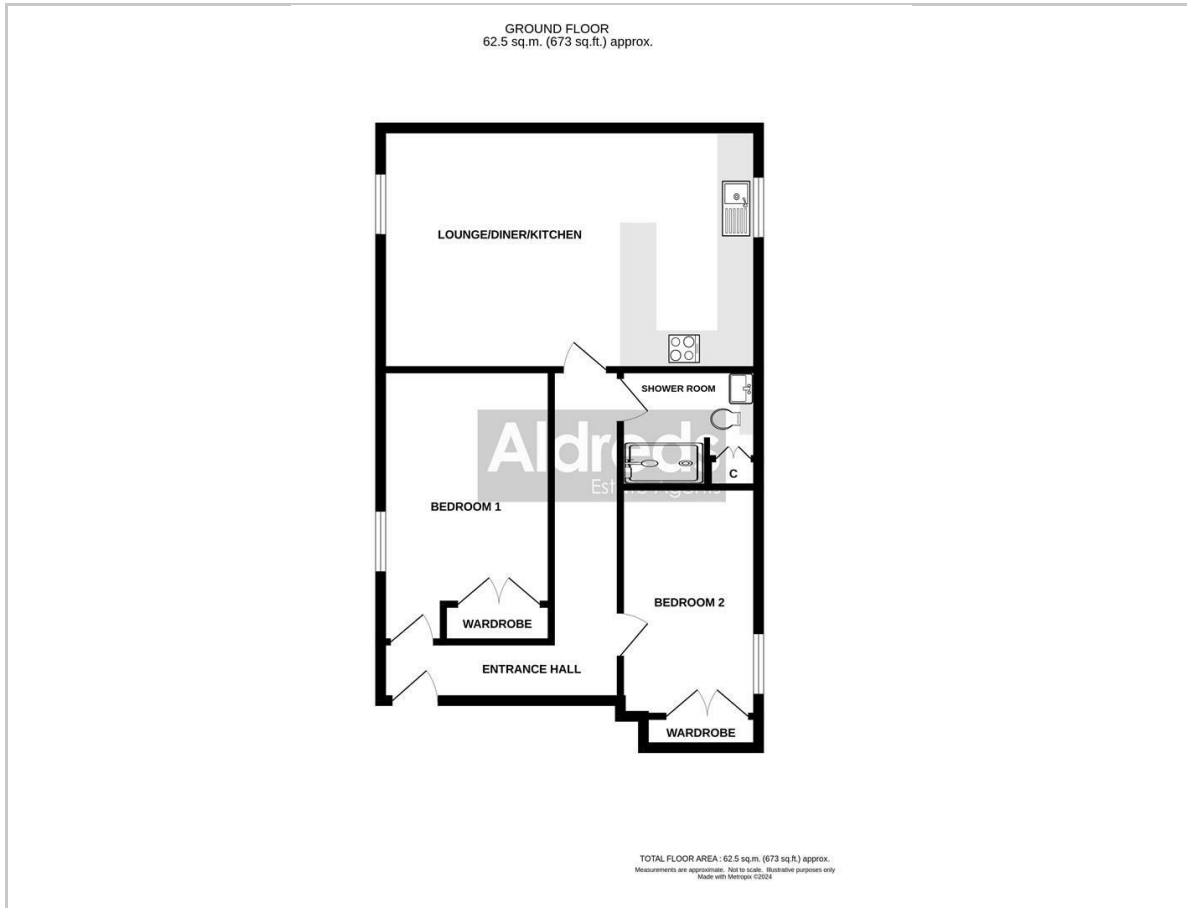
### Directions

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: G



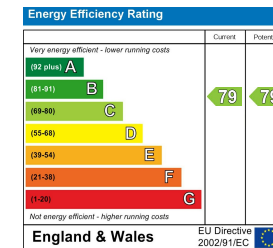
## Floor Plan



## 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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