



Wellesley Road, Great Yarmouth

£525 pcm - Tenancy Info

Energy Efficiency Rating : E

- ✓ Top Floor Apartment
- ✓ Open Plan Kitchen/Dining Room
- ✓ Cosy Sitting Room
- ✓ One Double Bedroom
- ✓ Potential to be Two Bedrooms
- ✓ Shower Room
- ✓ Pre-Payment Utilities
- ✓ Water Included in Rent

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



Situated in the COASTAL TOWN of GREAT YARMOUTH, this TOP FLOOR APARTMENT is located within a WELL MAINTAINED BUILDING, with uPVC DOUBLE GLAZING and electric heating. With SPACIOUS ROOMS and fantastic TOWN VIEWS, the property offers a COSY SITTING ROOM which could be a SECOND BEDROOM, OPEN PLAN KITCHEN/DINING ROOM, one DOUBLE BEDROOM, and SHOWER ROOM. Ready to move in, the property offers pre-payment gas and electric meters, with water use included within the rent.

LOCATION

The property is situated in the heart of Great Yarmouth, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

DIRECTIONS

You may wish to use your Sat-Nav (NR30 2AR), but to help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda, continue over the roundabout and straight over the first set of traffic

lights. Turn left at the second set of traffic lights onto St Nicholas Road passing the supermarket, which becomes Euston Road. Turn right onto Wellesley Road, where the property can be found on your left hand side, indicated by our To Let board.

With attractive wrought iron railings to front, a footpath leads to the main communal entrance door, providing access to the main building with postal storage, doors and stairs to all flats.

Entrance door to:

ENTRANCE HALL

Fitted carpet, doors to:

DOUBLE BED ROOM

11' 3" x 8' 8" (3.43m x 2.64m) Fitted carpet, wall mounted electric heater, pedestal hand wash basin, uPVC double glazed window to front, built-in airing cupboard housing hot water tank.

SITTING ROOM

11' 1" x 9' 7" Max. (3.38m x 2.92m) Fitted carpet, uPVC double glazed window to front.

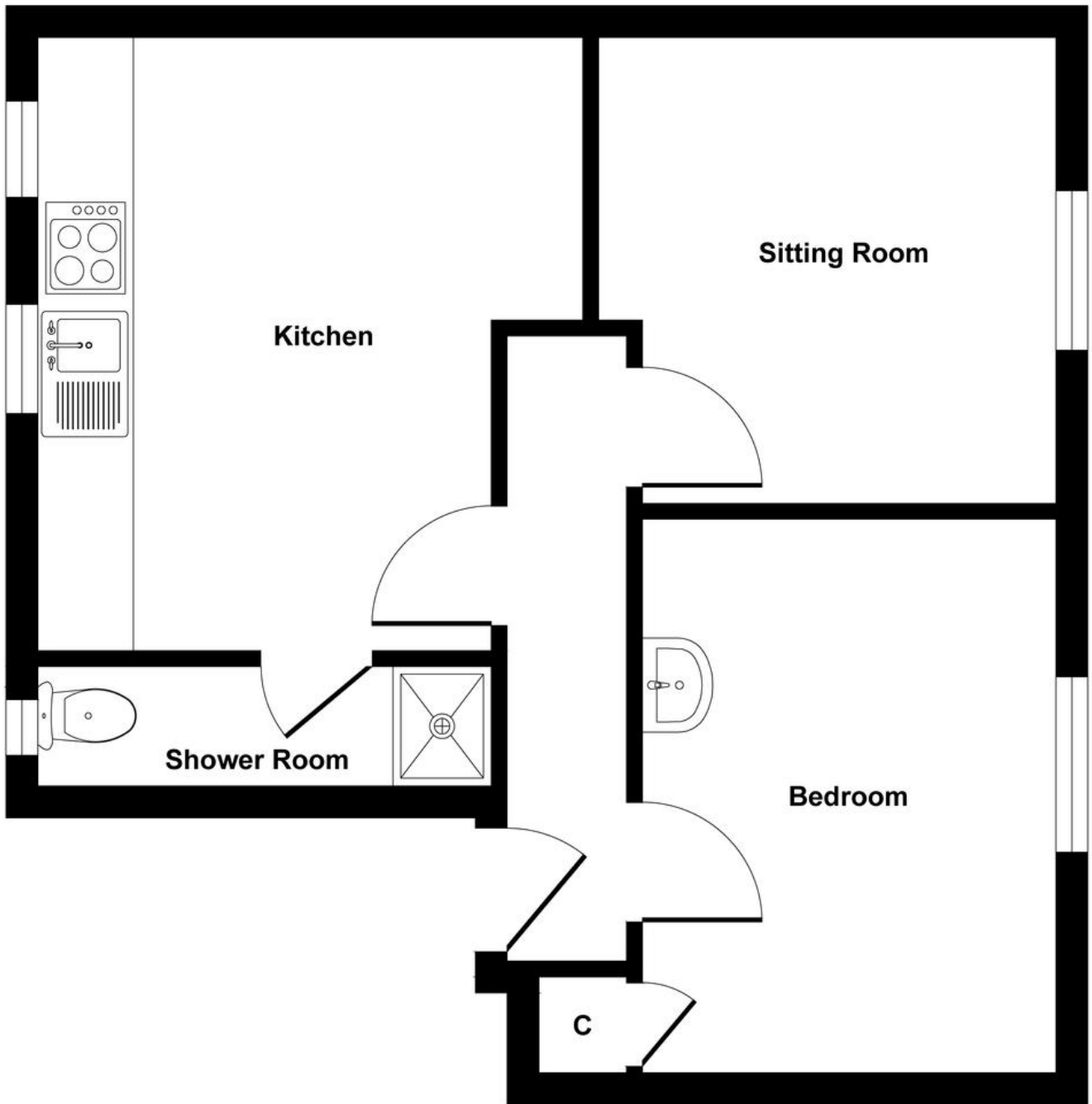
KITCHEN/DINING ROOM

12' 10" x 11' 5" (3.91m x 3.48m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, space for electric cooker, fitted carpet and vinyl flooring, space for fridge freezer and washing machine, space for dining table, uPVC double glazed window to rear x2, wall mounted electric heater, door to:

SHOWER ROOM

Two piece suite comprising low level W.C, shower cubicle with electric shower and 'Aqua board' splash backs, vinyl flooring, uPVC double glazed window to rear, extractor fan, wall mounted electric heater.





Floor Plan
Approximate Floor Area
401 sq. ft
(37.25 sq. m)

Approx. Gross Internal Floor Area 401 sq. ft / 37.25 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements