

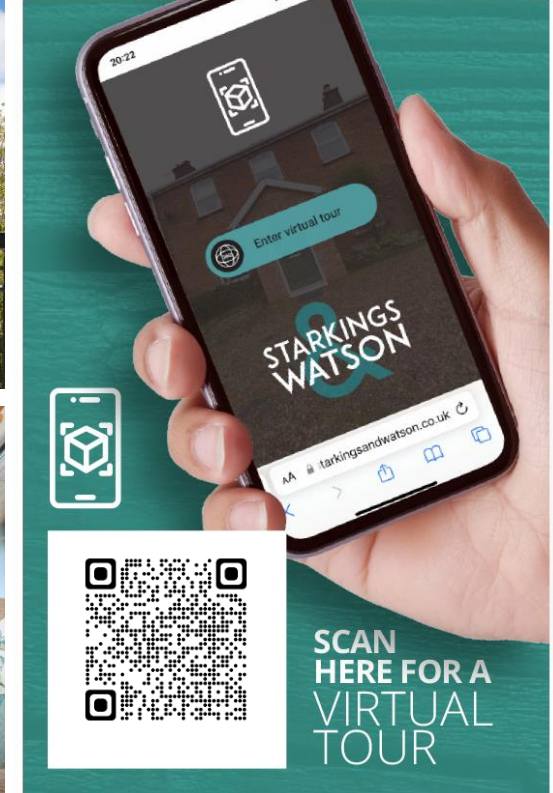
STAITHE ROAD

Burgh St. Peter, Beccles NR34 0BT

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

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- Holiday Home or Turnkey Investment
- First Floor Apartment
- Uninterrupted River Views
- Potential for an Additional Mooring
- Open Plan 25' Living Space
- Two Double Bedrooms
- En Suite & Family Bathroom
- Walk Out Wrap Around Balcony

With BREATHTAKING RIVER and MARSH VIEWS, this first floor HOLIDAY HOME APARTMENT offers over 870 Sq. ft (stms) of accommodation, with a WRAP AROUND WALK-OUT BALCONY like no other! Offered as a TURN KEY INVESTMENT or a HOME from HOME for personal HOLIDAY USE, this first floor apartment is part of an EXCLUSIVE block of only four, with RESIDENTS PARKING, and the option for a separate MOORING. With ON SITE FACILITIES including a SWIMMING POOL and RESTAURANT, there is no need to venture far! The UNINTERRUPTED VIEWS can be enjoyed from the 25' OPEN PLAN sitting room with adjacent KITCHEN/DINING ROOM - including INTEGRATED APPLIANCES, whilst the entrance hall leads to the FAMILY BATHROOM with a shower over, GUEST BEDROOM with PATIO DOORS to the balcony, and the MAIN BEDROOM with EN SUITE and further balcony doors. A range of FITTED BEDROOM FURNITURE is installed, and the property can be ready for immediate occupation.

LOCATION

The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive

range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.

DIRECTIONS

You may wish to use your Sat-Nav (NR34 0BT), but to help you...Heading out of Beccles via Northgate, at the end of the road take the left hand fork signposted Gillingham. Proceed into the village and through it, turning left onto the A146. At the roundabout take the right hand turn towards Great Yarmouth. Follow the road, take the first right hand turn signposted Aldeby, carry on into Burgh St Peter, turning right signposted Waveney River Centre. Burgh Staithe Apartments can be found immediately opposite across the car park.

AGENTS NOTE

The property is offered on a Holiday Home use only, and cannot be an owners main residence. The lease commences for a term of 125 years, with a ground rent of £4000 PA, and a share of service charges for the building including shared utilities being applicable. The property is currently part of the Waveney River Centre complex and the overarching business rates - the property will need re-assessing.

An immaculate communal entrance serves the block of four apartments, with stairs rising to the first floor.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, double glazed window to front, electric fuse box, built-in airing cupboard, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

14' 11" x 12' 4" Max. (4.55m x 3.76m) Fitted carpet, radiator, double glazed sliding patio door to balcony, television point,



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range of built-in bedroom furniture, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, shaver point, extractor fan, non slip wet room flooring, heated towel rail, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, extractor fan, non slip wet room flooring, heated towel rail, obscure double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

14' 10" x 10' 1" Max. (4.52m x 3.07m) Fitted carpet, radiator, double glazed sliding patio door to balcony, television point, range of built-in bedroom furniture, smooth ceiling.

KITCHEN/DINING ROOM

25' 8" x 12' 7" Max. (7.82m x 3.84m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with built-in electric double oven, and extractor fan over, integrated fridge freezer, integrated dishwasher, integrated washing machine, wood effect flooring with space for dining table, fitted carpet, radiator, double glazed window to front, double glazed window to side x2, double glazed sliding patio door to rear wrap around balcony, television point, smooth ceiling.

BALCONY

The wrap around balcony offers uninterrupted views over the river and marshland beyond. This wide and usable space is perfect for outside seating and alfresco dining, with ample space for a dining table. With two main aspects, catching the sun throughout the day allows for morning coffee and an evening glass of wine in the sun!

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Floor Plan
Approximate Floor Area
872 sq. ft.
(81.01 sq. m)
Approx. Gross Internal Floor Area 872 sq. ft / 81.01 sq. m

