



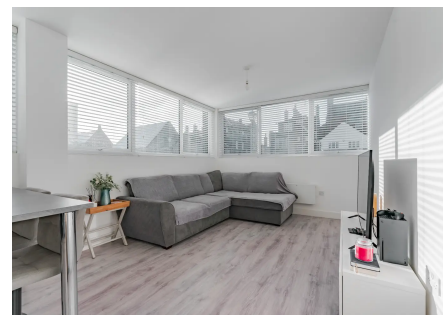
Flat 5, Crown House, 45 Yarmouth Way

£145,000 Leasehold

Beautifully presented 2-bed flat in sought-after Great Yarmouth location. Spacious layout with an abundance of natural light. Stylish finishes, spacious kitchen/diner, tranquil living areas, generously sized bedrooms, modern bathroom. Allocated parking & option for additional spaces.

Council Tax band: A

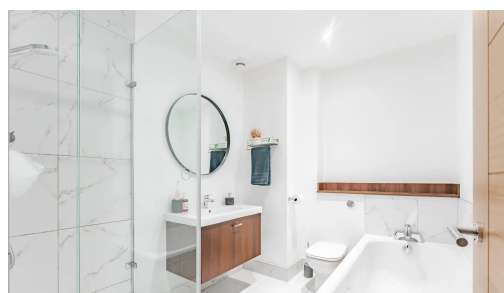
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AGENTS NOTES

Minors & Brady understand this to be a leasehold property with 250 years remaining on the lease at the point of purchase. The property has a service charge of £925 payable to Codev Crown House Limited.

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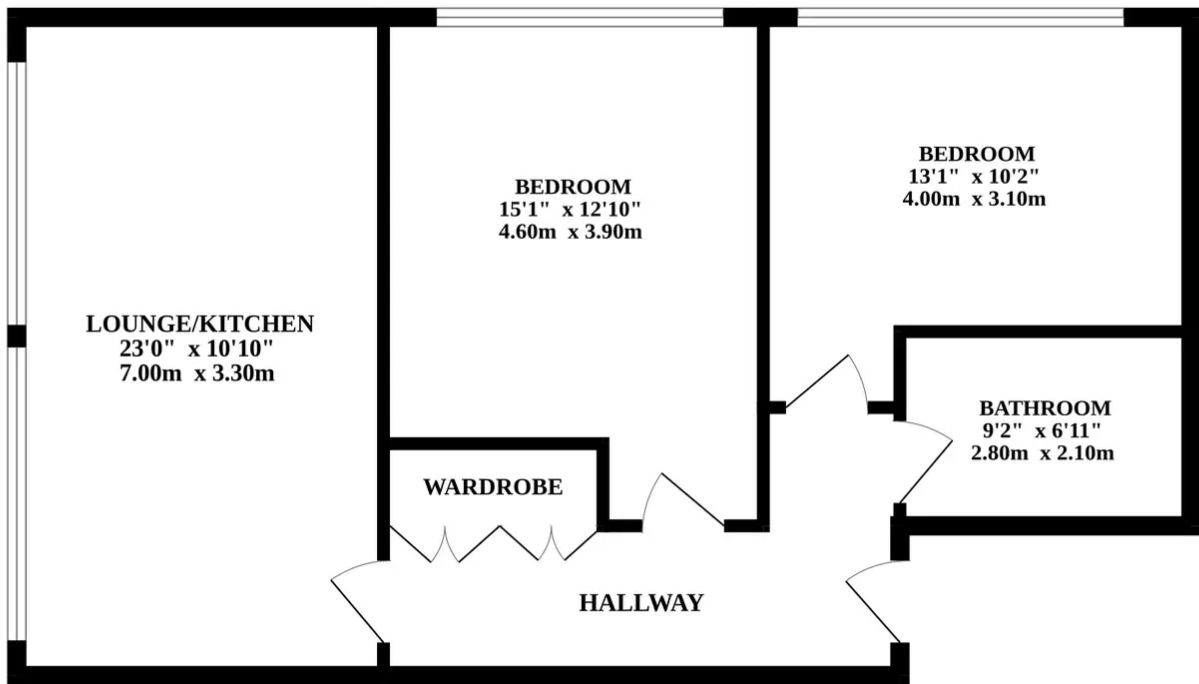


LOCATION

Yarmouth Way in the heart of Great Yarmouth is a bustling thoroughfare that encapsulates the town's vibrant spirit. Lined with a mix of historic buildings and modern establishments, the street is a tapestry of architectural styles that reflects the town's rich history. Shops, cafes, and boutiques dot the sidewalks, offering a diverse array of experiences for both locals and visitors. The lively atmosphere is complemented by street performances, creating a dynamic and engaging environment. Yarmouth Way serves as a central hub, connecting residents to the town's attractions, from the historic market to the scenic waterfront. With its lively energy and diverse offerings, Yarmouth Way stands as a focal point in the tapestry of Great Yarmouth's unique charm.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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YARMOUTH WAY, GREAT YARMOUTH

Introducing this beautifully presented two-bedroom flat situated in the sought-after location of Great Yarmouth, NR30. This immaculate property boasts a spacious layout throughout, offering an abundance of natural light and stylish finishes.

Upon entering the flat, you are immediately greeted by a well-appointed hallway featuring a convenient utility cupboard, providing additional storage space for your everyday needs. The hallway leads to the heart of the home, a spacious kitchen/diner that is perfect for entertaining guests or enjoying a quiet meal. The kitchen is thoughtfully designed with ample counter space, modern appliances, and sleek cabinetry, making it a true culinary haven.

Moving on, the living areas of the property offer a tranquil space to unwind. The living room/kitchen provides a relaxed atmosphere, flooded with natural light and well-proportioned for your furniture arrangement. The two bedrooms are generously sized and offer an ideal retreat for relaxation and rest. Both bedrooms feature large windows, ensuring plenty of sunlight throughout the day, and are finished to a high standard.

The stylish bathroom showcases modern fixtures, including a floating hand wash basin, bathtub and shower providing the perfect space to refresh and rejuvenate. The entire property has been meticulously maintained, ensuring a move-in-ready home for the new occupant.

In addition to the stunning interior, this property also benefits from allocated parking, allowing for hassle-free parking arrangements. Furthermore, there is the option to purchase additional parking spaces for £25 per month, providing ample parking options for residents and visitors alike.

Overall, this two-bedroom flat is a true gem, beautifully presented and spacious throughout. With its sought-after location and stylish finishes, it offers a fantastic opportunity to acquire a modern and convenient living space. Prompt viewing is highly recommended to fully appreciate everything this property has to offer.

