



## Flat 5, 75 Avondale Road, Gorleston

£80,000 Leasehold

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Tenure: Leasehold

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### THE LOCATION

Nestled in Avondale Road, this property enjoys a convenient location close to the hospital, offering easy access to essential amenities such as local shops, schools, and leisure facilities. Additionally, the popular Gorleston Beach is just a short drive away, providing an idyllic setting for sunny summer days or leisurely coastal walks. This prime location ensures a well-rounded and fulfilling lifestyle for you and your family, with vital amenities right at your doorstep.

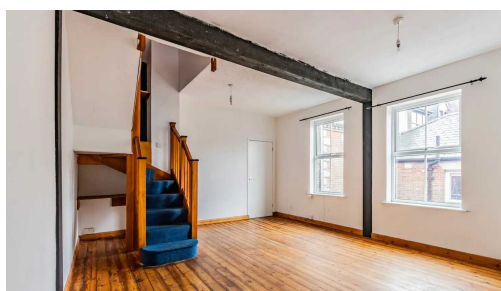
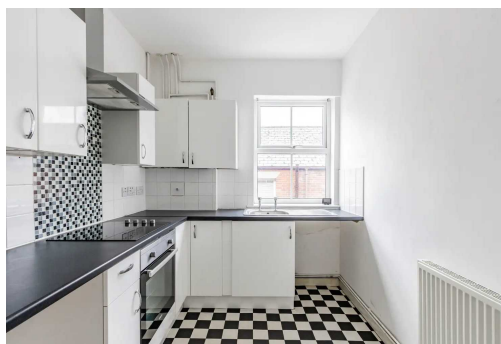
### THE PROPERTY



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## THE PROPERTY

As you enter the property, you are greeted by a well-appointed ground-floor shower room featuring modern fixtures and fittings, providing functionality. The spacious kitchen with its bright cupboards and ample space for all your appliances, makes meal preparation easy. The property further offers a generous lounge/dining area, providing an excellent space for relaxation and entertaining. With storage available, this room offers both practicality and comfort, creating a welcoming atmosphere for residents and guests alike.

The bedroom boasts two skylights that flood the room with natural light and create a bright and airy ambiance. Offering sufficient space for furnishings, this great-sized bedroom provides a peaceful space for rest and relaxation.

The property itself offers communal garden areas, ideal for seating arrangements and socialising in the warmer months. Not to mention located just a short walk from the coastline perfect for those wanting a seaside location.

## AGENTS NOTE

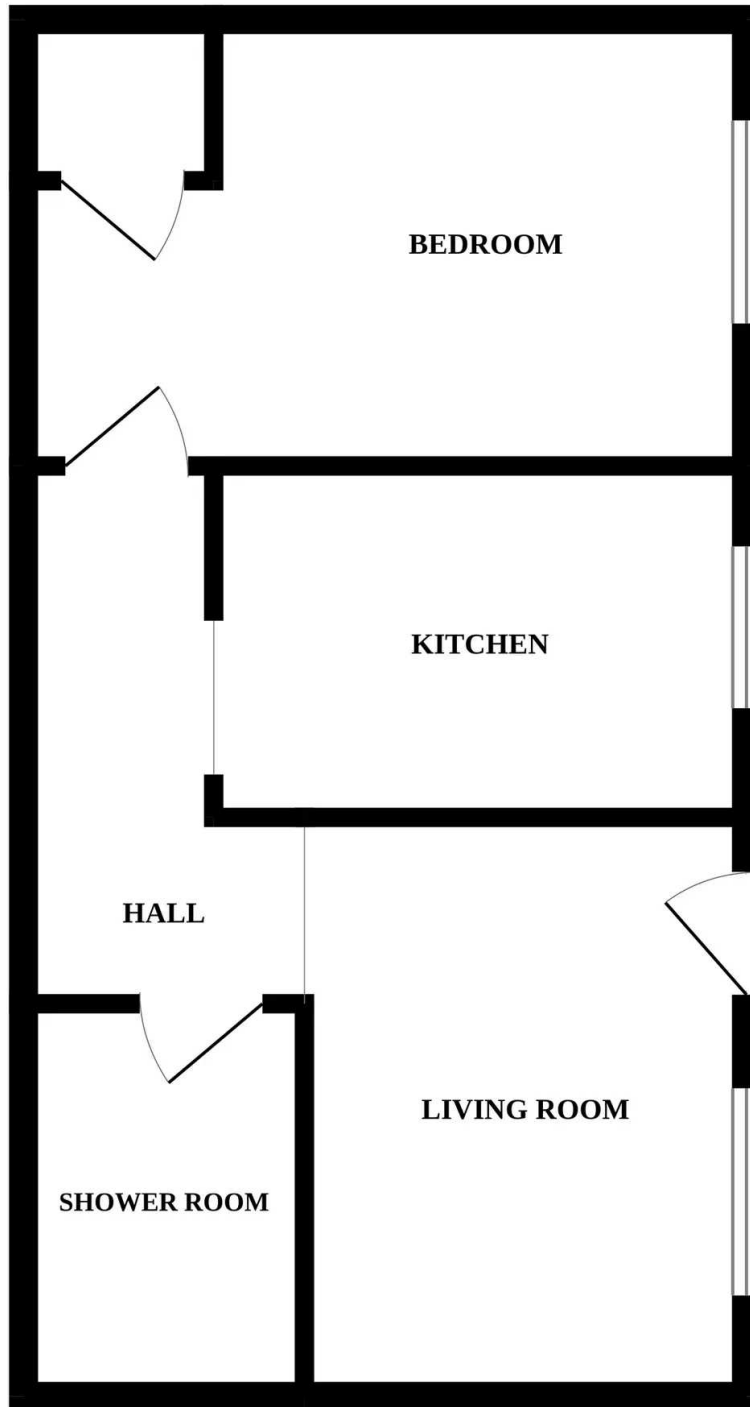
We understand this property will be sold leasehold connected to all mains services.

96 years remaining on the lease.

£700p/a totaling for maintenance and ground rent.



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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