



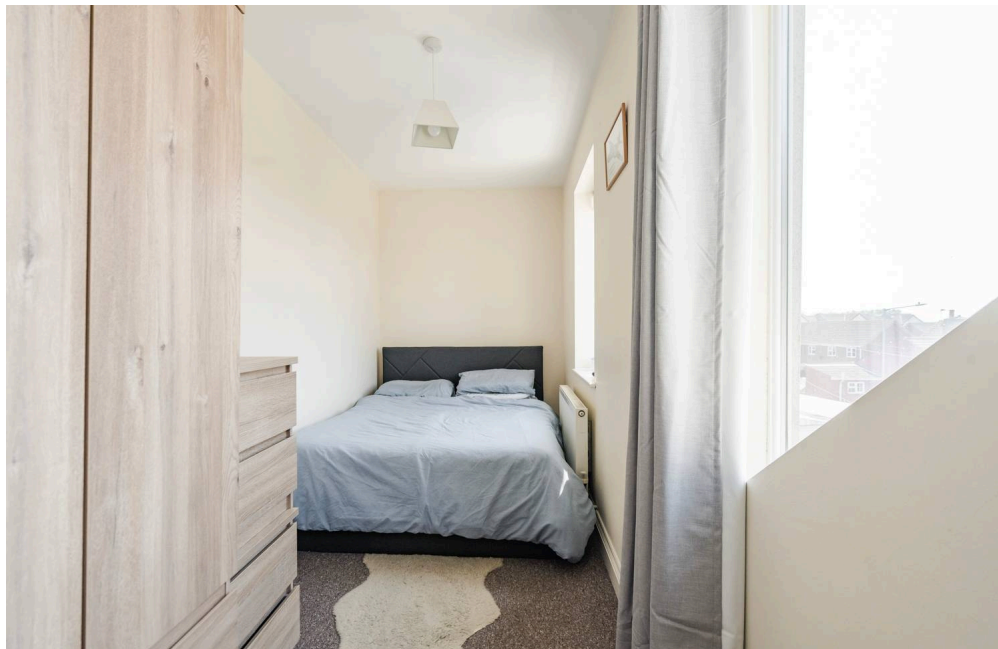
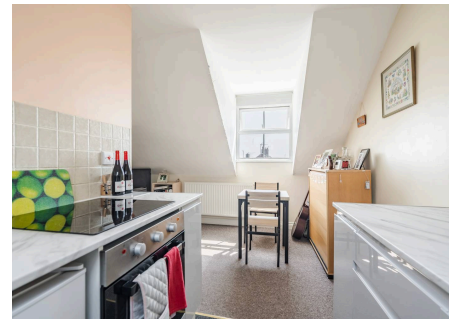
Flat 9, Gladstone Court 114-115 Southtown Road, Great Yarmouth - NR31 0JX

£80,000 Leasehold

Offering light, modern interiors and practical features throughout, this well-presented one-bedroom apartment is ideal for those seeking a low-maintenance home near the coast. Positioned conveniently on Southtown Road, it provides easy access to Great Yarmouth town centre and the seafront. Inside, you'll find a bright open-plan lounge/diner, a contemporary fitted kitchen with sleek finishes, a spacious bedroom, and a well-appointed bathroom. The property also enjoys access to a communal garden and has one allocated off-road parking space.

Location

Along Southtown Road, Gladstone Court enjoys a convenient setting in Great Yarmouth, within easy reach of both town and coast. The area offers a range of everyday amenities, including supermarkets, local shops, schools and healthcare services. At the same time, excellent transport links connect you quickly to the town centre, seafront, and Norwich via road or rail. The scenic River Yare is just a short stroll away, perfect for riverside walks or leisurely cycling. Residents are also close to the popular Pleasure Beach and seafront attractions, providing easy access to entertainment and family days out.



Agents notes

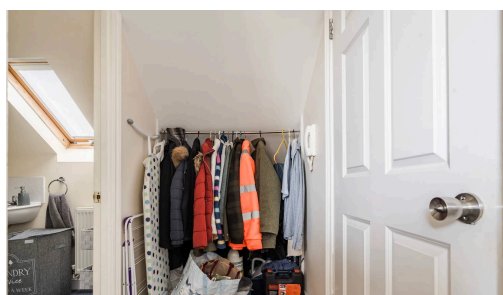
We understand that the property will be sold leasehold, connected to all mains services.

106 years remaining on the lease

Ground rent and maintenance fees- £450-£500 per annum

Heating system- Gas Central Heating

Council Tax Band- A



Gladstone Court, Southtown Road, Great Yarmouth

Step into this apartment through the porch, a practical space for coats, shoes, and everyday essentials.

From here, you're welcomed into the light-filled open-plan lounge/diner — a welcoming area perfect for both relaxing and entertaining. There's ample room for a sofa and dining table, with natural light enhancing the sense of space and comfort.

The modern fitted kitchen is thoughtfully arranged with sleek marble-effect worktops, white glazed cupboards, and a stylish tiled splashback. It includes a built-in electric Indesit oven with hob and extractor fan, a stainless steel sink with drainer, and plumbing for a washing machine. A wall-mounted Ariston boiler is also neatly positioned within the space.

The bedroom is bright and airy, with a comfortable layout and plenty of natural light.

A well-equipped bathroom completes the apartment, featuring a bath with a shower over and tiled surround.

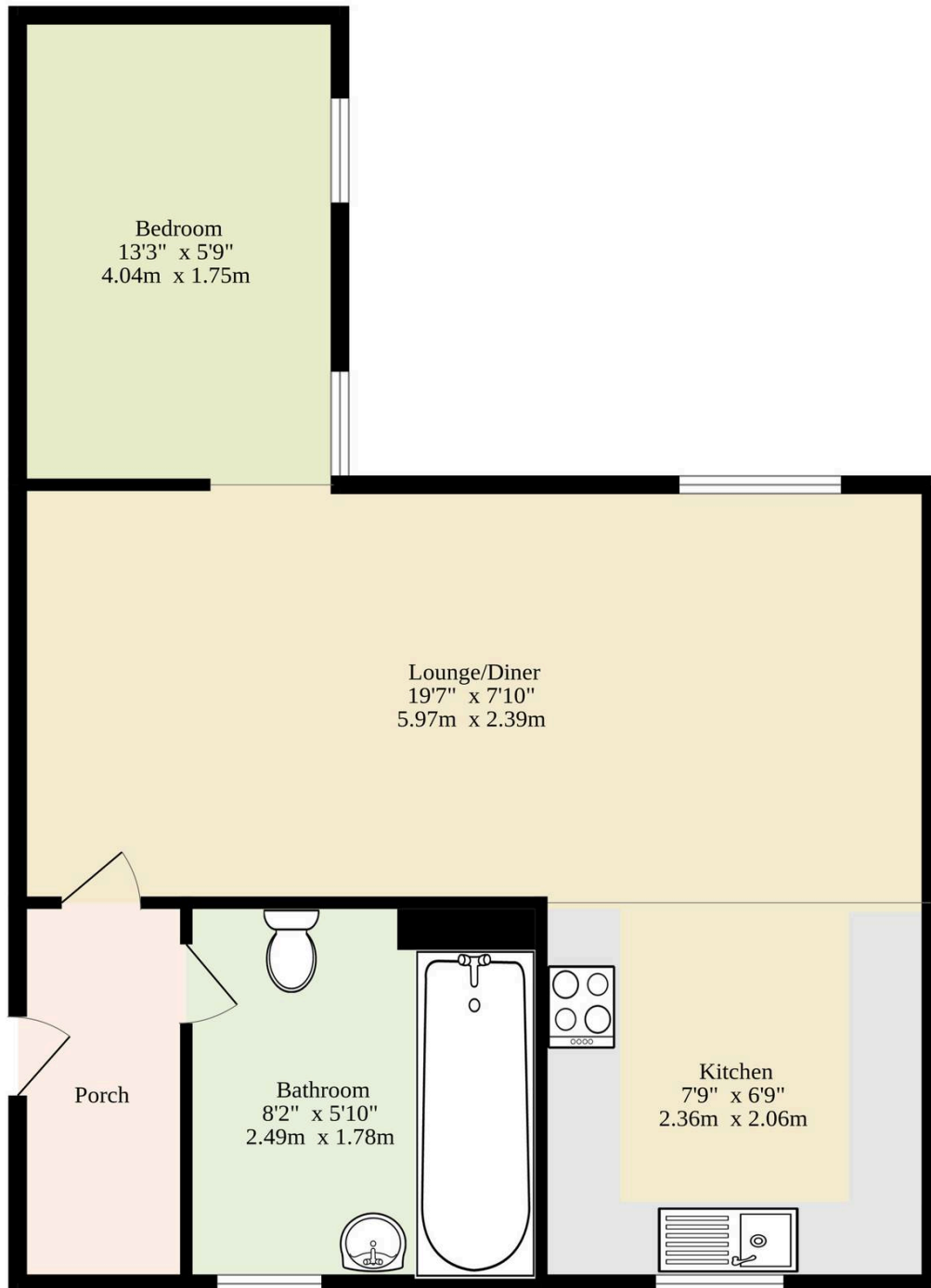
Throughout the property, there is double glazing and carpet flooring, providing warmth and comfort.

The property enjoys access to a well-maintained communal garden, offering a pleasant outdoor space to relax or socialise.

Adding to the convenience, one allocated off-road parking space is situated close to the apartment.



339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 sq.m.) approx.

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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