



9 Queen Elizabeth Court Kings Road, Great Yarmouth

Great Yarmouth



Minors & Brady

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Great Yarmouth

Coastal living with sea views, this stylish second-floor apartment presents an excellent opportunity with no onward chain. Finished to a high standard and offered furnished, the property is ready to move straight into. The open-plan living area is bright and versatile, incorporating a well-fitted kitchen ideal for everyday living. A spacious double bedroom provides comfortable accommodation with built-in storage. The modern shower room has been recently updated and includes underfloor heating for added comfort. Conveniently located within easy reach of the town centre and seafront, this home combines style, comfort and location.

- Beautiful sea views
- Second floor apartment
- Open-plan living space
- Fitted kitchen with integrated appliances
- Spacious double bedroom with built-in storage
- Modern shower room with underfloor heating
- Secure intercom entry system
- Allocated off-road parking
- Offered furnished with no onward chain
- Within walking distance to town centre and seafront





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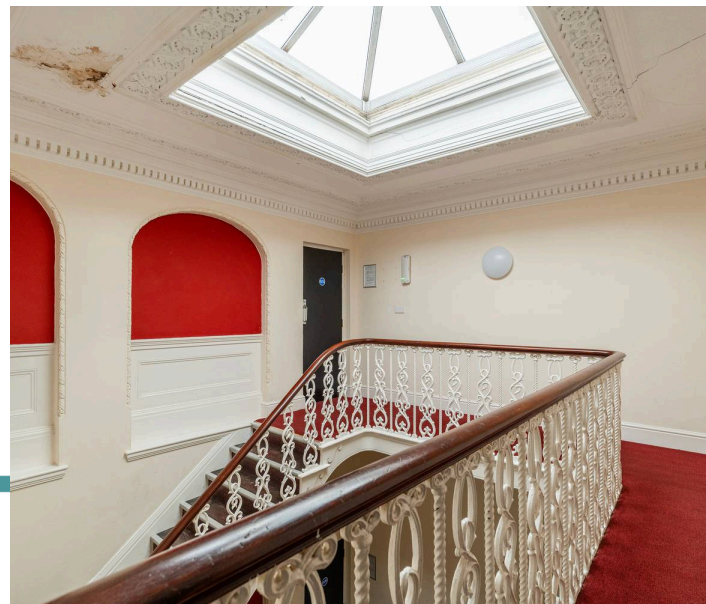
The Location

Situated within the popular coastal town of Great Yarmouth, this location offers a convenient setting with a wide range of everyday amenities close at hand. Residents benefit from easy access to local shops, supermarkets, cafés and a variety of high street retailers, ensuring day-to-day needs are well catered for.

The area is also well served by healthcare facilities, including GP surgeries and pharmacies, all within a short distance. Great Yarmouth itself provides a range of leisure opportunities, from its well-known seafront and sandy beaches to parks, entertainment venues and cultural attractions, making it an enjoyable place to live.

For families, there is a selection of primary and secondary schools within the town, along with further education opportunities nearby. Public transport links are readily available, with regular bus services connecting different parts of the town and surrounding areas. Great Yarmouth railway station offers direct routes to Norwich, providing onward connections across the region.

Road links are also convenient, with the A47 offering access to Norwich and the wider Norfolk area. Overall, the location combines coastal charm with practical connectivity, making it appealing to a wide range of buyers.



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Queen Elizabeth Court, Great Yarmouth

Located on the seafront with attractive sea views, this well-presented second-floor apartment offers a stylish and low-maintenance lifestyle, ideal for first-time buyers, investors or those seeking a coastal retreat.

Offered with no onward chain and available furnished, the property is ready to move into, allowing for a smooth and straightforward purchase.

Accessed via a secure communal entrance with intercom system, the building is well maintained and benefits from allocated and visitor parking positioned to the front. A staircase leads to the upper floors where the apartment enjoys an elevated position, enhancing its outlook and sense of privacy.

Inside, the accommodation is thoughtfully laid out, beginning with a welcoming entrance hall that provides useful storage. The main living space is open plan, combining sitting, dining and kitchen areas into one bright and functional environment. This room offers ample space for relaxing and entertaining, with natural light filtering through the windows and creating a pleasant setting to enjoy the coastal surroundings.

The kitchen is neatly fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven, ceramic hob with extractor, and a fridge freezer, alongside space for additional appliances, ensuring the space remains practical for everyday use.



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The double bedroom is well-proportioned and benefits from built-in storage, providing a comfortable and organised space to unwind. A modern shower room completes the accommodation, recently updated to include a contemporary three-piece suite with a large shower cubicle and the added comfort of underfloor heating.

Externally, the property benefits from allocated parking for one vehicle. Positioned within easy walking distance of Great Yarmouth town centre, the apartment enjoys convenient access to a wide range of shops, amenities and transport links, while also making the most of its desirable coastal setting.

Agents Note

This property will be sold leasehold, with 967 years remaining on the lease.

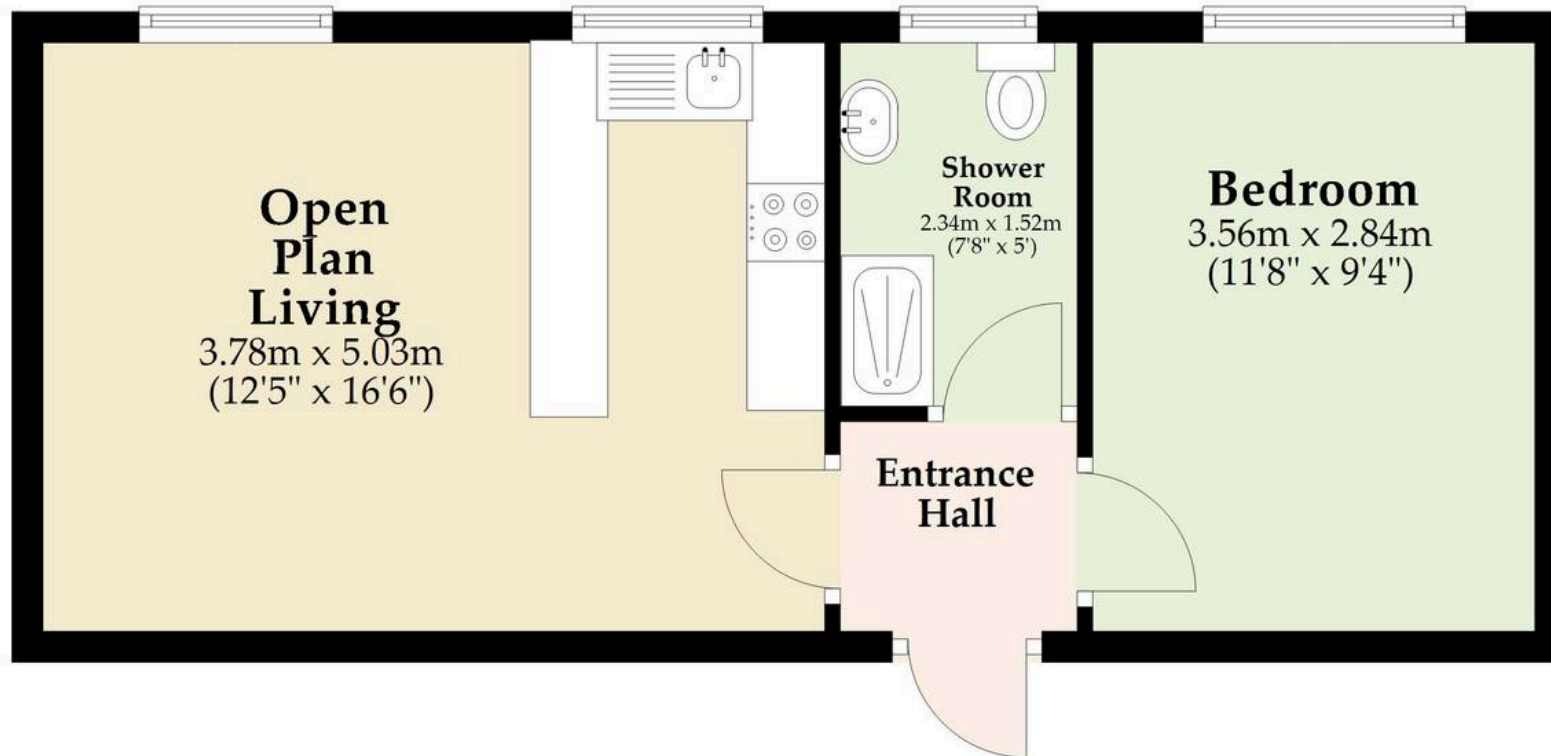
Ground rent: £1,000 paid annually.

Maintenance: The vendor has advised that maintenance costs are incurred on an as-and-when-required basis.



Apartment

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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