

Flat 2, Montague House 2-3 Kent Square, Great Yarmouth

Minors & Brady

Flat 2

Montague House 2-3 Kent Square, Great Yarmouth

Coastal convenience meets comfortable ground floor living. This well-presented two-bedroom apartment enjoys a sought-after location within easy reach of Great Yarmouth's seafront, town centre and everyday amenities. Offering ready-to-move-into accommodation, the property features a comfortable lounge, a spacious kitchen and two well-proportioned double bedrooms. A private courtyard provides valuable outdoor space, ideal for relaxing during the warmer months. An excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located home close to the coast.

- Two-bedroom ground floor apartment in a convenient central Great Yarmouth location
- Just a short walk from the beach, seafront attractions and town centre amenities
- Spacious lounge offering a comfortable setting for everyday living and entertaining
- Generously sized kitchen fitted with a range of wall and base units
- Two well-proportioned double bedrooms providing flexible accommodation

The property will be sold leasehold with approximately 106 years remaining on the lease.

We understand the property benefits from gas central heating.

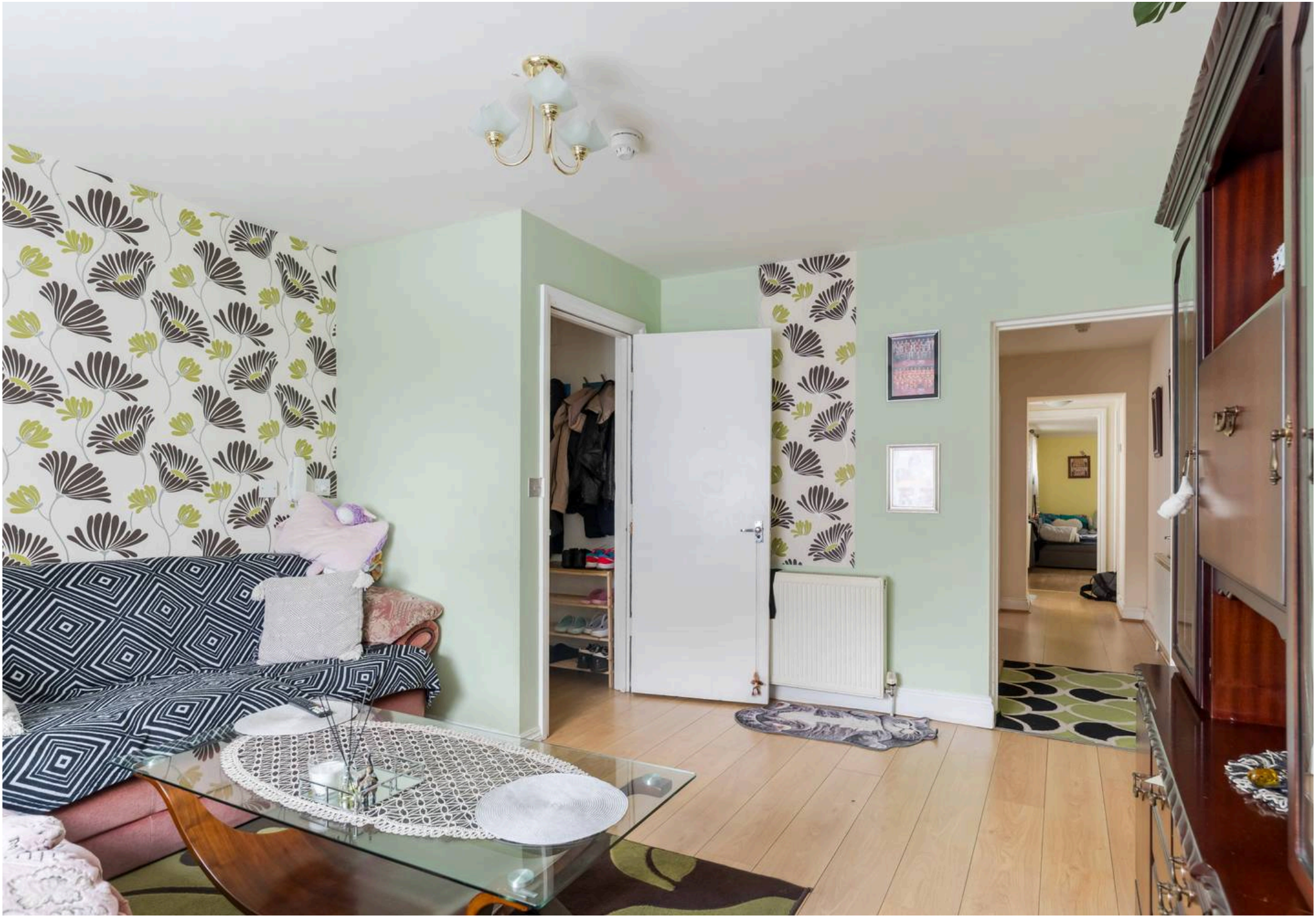
The current ground rent is £700 per annum and the service charge is £1,300 per annum.

M&B















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Occupying a convenient position close to Great Yarmouth's town centre and seafront, this well-presented two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Ready to move straight into, the property combines practical accommodation with the added benefit of private outdoor space, all within easy reach of everyday amenities and coastal attractions.

The accommodation is arranged around a bright and welcoming lounge which provides a comfortable space for both relaxation and entertaining. Adjoining this is a generously sized kitchen, fitted with a range of wall and base units and offering ample space for appliances, creating a practical environment for day-to-day living.

Both bedrooms are well-proportioned doubles, offering flexible accommodation that could suit a variety of needs, whether as sleeping quarters, a home office, or guest accommodation. The bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, complemented by partially tiled walls and tiled flooring.

Externally, the property benefits from a small courtyard area, providing a private outdoor space that can be enjoyed throughout the warmer months.

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



Meet *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

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