



Flat 6 Riverside Gardens, 5 Sidegate Road, Runham Vauxhall, Great Yarmouth

£145,000 Share of Freehold

Guide Price £145,000 - £155,000.. River Gardens is an exclusive riverside development comprising eight contemporary two-bedroom apartments, offering an attractive opportunity for both owner-occupiers and investors. This flat is being offered for sale either with tenants in situ, currently producing a rental income of £1,100 per calendar month or vacant. Set in a desirable coastal location, the apartment combines high-specification finishes, private outdoor space, and views towards the River Bure, together with excellent practical amenities.

Council Tax band: TBD

Tenure: Share of Freehold

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Location

Situated close to the centre of Great Yarmouth, Riverside Gardens enjoys a convenient location within easy reach of the town's extensive range of amenities. The surrounding area provides access to local shops, supermarkets, schools, healthcare services, and public transport, while Great Yarmouth town centre offers a wider choice of shopping, cafés, restaurants, entertainment, and leisure facilities. The location is also well placed for access to the A47 and A143, providing connections towards surrounding towns and the wider Norfolk area.



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The River Yare and nearby waterways are within easy reach, while Great Yarmouth's seafront, sandy beaches, promenade, and traditional seaside attractions are also readily accessible. The nearby North Quay area and historic parts of the town provide further opportunities to enjoy the local character and riverside setting.

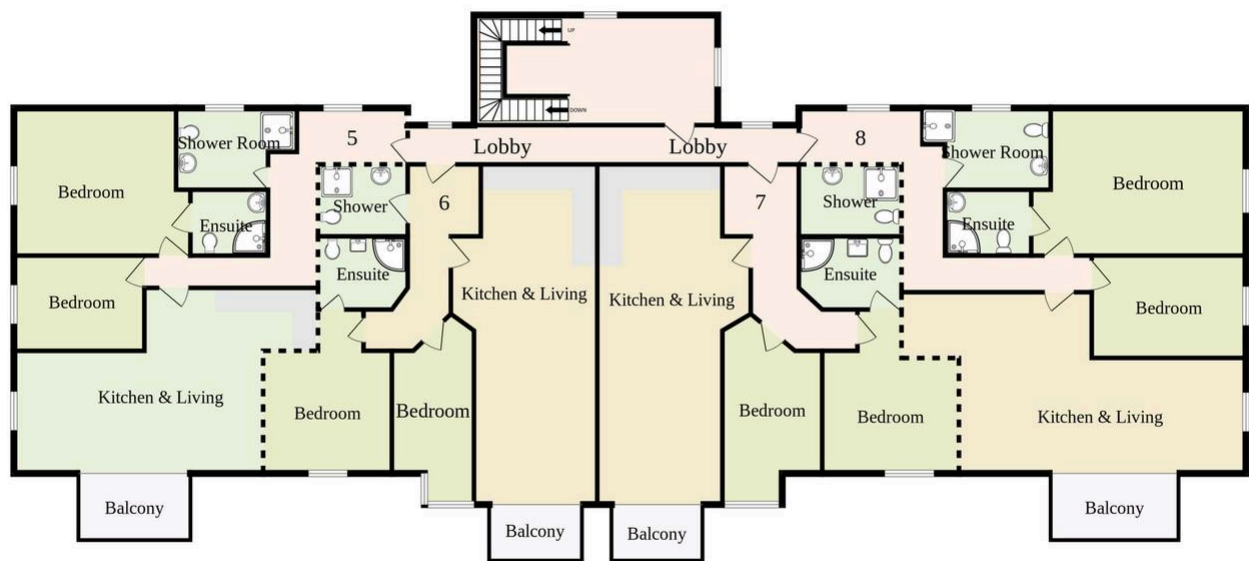
Riverside Gardens, Great Yarmouth

The apartment is accessed via a well maintained communal entrance, leading into a private entrance hall finished with light walls, recessed ceiling lighting and contemporary herringbone style flooring. The hallway provides access to the principal rooms and creates a smart first impression.

At the heart of the apartment is a spacious open plan kitchen and living area, thoughtfully arranged to accommodate separate living, dining and kitchen zones while retaining a sociable feel. Large windows and glazed doors provide plenty of natural light and pleasant views towards the river. The kitchen is fitted with modern grey units, contrasting work surfaces and integrated appliances including an oven, hob and extractor, creating a practical and contemporary space.

The living area benefits from direct access to the private balcony, providing an additional outdoor space with views towards the River Bure. This creates an appealing setting for enjoying the riverside surroundings and adds to the overall appeal of the apartment.





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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