



Barclay Mews Overstrand Road, Cromer NR27 0DP

welcome to

Barclay Mews Overstrand Road, Cromer

GUIDE PRICE: *£250,000 - £260,000* William H Brown are pleased to offer a superb opportunity to acquire a 2 double bedroom apartment finished to a high standard with spectacular views and benefiting from its own private garage! **VENDOR FOUND**



William H Brown are delighted to present a light and airy two double bedroom accommodation with pleasant views of Cromer lighthouse. 'Barclay Mews' has a very popular location for applicants seeking a quality apartment in a tranquil setting within easy reach of the town centre, park, beach and the many amenities which Cromer has to offer.

The apartment has been finished and decorated to a high standard including a spacious open plan lounge diner and a fully fitted kitchen. Outside there are beautifully maintained communal gardens and the apartment has its own private single garage 'Barclay Mews' apartments are specifically for the over 55's and facilities close by include the doctors surgery and Cromer hospital, the Royal Cromer 18 hole links golf course, cricket ground and North Lodge Park which leads to the beach and town centre

Entrance

Hall alarm system and double cupboard housing the boiler.

Lounge

12' 10" x 16' 7" (3.91m x 5.05m)

Open plan. Fireplace, radiator and large wrap around window with views of the lighthouse.

Dining Area

7' 1" x 6' 1" (2.16m x 1.85m)

Window and radiator.

Kitchen

6' 11" x 9' 8" (2.11m x 2.95m)

Window, wall and base units with work surfaces over, tiled flooring, sink and integrated oven, grill and hob.

Master Bedroom

9' 8" x 14' 5" (2.95m x 4.39m)

Window with shutters, radiator and integrated wardrobe.

Bedroom Two

8' 7" x 10' 4" (2.62m x 3.15m)

Window with shutters, radiator and integrated wardrobe.

Bathroom

6' 2" x 7' 5" (1.88m x 2.26m)

Shower over bath, wash hand basin on vanityunit, W/C, radiator and towel rail.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/CRM107803



welcome to

Barclay Mews Overstrand Road, Cromer

- Two Bedroom First Floor Apartment
- Beautifully Presented Throughout
- Views of the Lighthouse
- Sought After Coastal Location
- Council Tax Band C

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM107803](https://www.williamhbrown.co.uk/Property/CRM107803)



Property Ref:
CRM107803 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)