



**Swinton House Old Coach Road, Cromer NR27 0PZ**

**welcome to**

**Swinton House Old Coach Road, Cromer**

GUIDE PRICE £230,000 - £240,000.

A fantastic opportunity to purchase this private self-contained upper floor over 55's Apartment with NO CHAIN. Situated just on the outskirts of the town centre & is within a stone's throw of the amenities!!



**Swinton House Apartments** are exclusive high-quality sought-after apartments, located in a convenient position opposite the cricket ground and within walking distance of Hospital, Doctor's Surgery and North Lodge Park, from which there is access into the town centre and down to the award-winning beaches.

There is a wealth of amenities within the local area including Royal Cromer Golf Club, Tennis Club, Country Club along with shops, cafes and restaurants.

**A deceptively spacious, 2 Bedroom upper floor over 55's Apartment, which also benefits from private Garage, beautifully maintained communal gardens with paved patio and a reserved parking space, with additional off-street parking for guests.**

#### **Entrance Hall**

Private front door & staircase to apartment with stair lift.

#### **Lounge**

15' 5" x 10' 10" ( 4.70m x 3.30m )

Balcony doors, open plan Kitchen, dual aspect double glazed windows, electric fire, wall mounted radiator & carpet.

#### **Kitchen**

7' 10" x 9' 7" ( 2.39m x 2.92m )

Brown cupboards and draws with white fleck work surfaces over top, integrated washing machine, oven hob, microwave and grill & vinyl flooring.

#### **Bedroom 1**

Irregular shape.

Fitted wardrobe with mirror fronted sliding doors, three double glazed windows, wall mounted radiator, coving & carpet.

#### **Bedroom 2**

15' 2" max x 12' 2" ( 4.62m max x 3.71m )

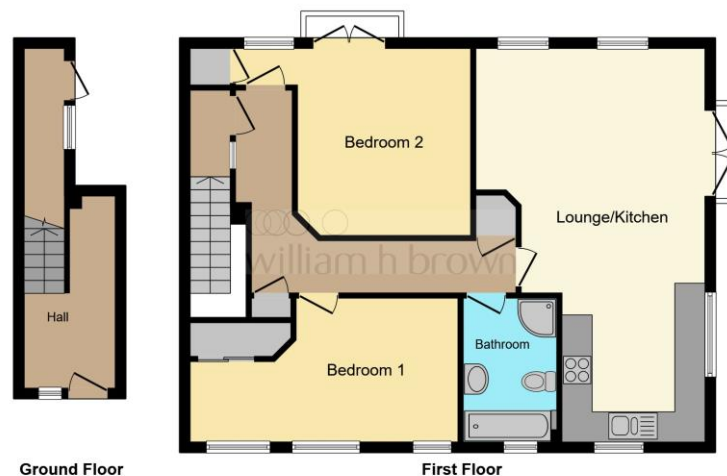
Cupboard storage, units fitted around bed, balcony door, double glazed window, wall mounted radiator & carpet.

#### **Bathroom**

Fully tiled suite comprising WC, wash basin with unit beneath, bath & shower cubicle.

#### **Outside**

Outside offers a communal garden area with benches, allocated parking for resident & visitor parking.



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/CRM107925](http://williamhbrown.co.uk/Property/CRM107925)



welcome to

## Swinton House Old Coach Road, Cromer

- NO ONWARD CHAIN
- Off-Street Parking & Garage
- Quiet Location
- Close to Amenities
- Council Tax Band C

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CRM107925](https://www.williamhbrown.co.uk/Property/CRM107925)



Property Ref:  
CRM107925 - 0012

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](mailto:Cromer@williamhbrown.co.uk)



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



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