



Barclay Mews, Cromer NR27 0DP

welcome to

Barclay Mews, Cromer

****NO ONWARD CHAIN****

William H Brown are delighted to present this GROUND FLOOR Apartment, paired with allocated parking & private rear garden!



'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
The property itself is a light and airy accommodation comprising of allocated parking spot, entrance hall leading to shower room, open plan kitchen/lounge/diner, two bedrooms; master with a door leading on to the private rear garden. The apartment has been finished and decorated to a good standard with neutral tones
Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary James or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to Call Cromer home!

Lounge/Dining Area

16' 7" x 12' 10" (5.05m x 3.91m)
Open plan kitchen/lounge/dining room, dual aspect double glazed windows, feature fire place set in a white mantel piece, coving

Kitchen

9' 8" x 6' 11" (2.95m x 2.11m)
Wood effect fronted cupboards with marble fleck work surfaces over top, tiled splashback, integrated oven, hob, microwave and fridge freezer, small breakfast bar area, double glazed window

Shower Room

7' 5" x 6' 2" (2.26m x 1.88m)
Modern white suite comprising of shower cubicle, hand wash basin, WC, white tiled walls

Bedroom One

14' 5" x 9' 8" (4.39m x 2.95m)
Fitted wardrobes with mirror sliding doors, double glazed door set with double glazed windows both sides, leading to private garden

Bedroom Two

10' 4" x 8' 7" (3.15m x 2.62m)
Fitted wardrobes with mirror sliding doors, double glazed window, wall mounted radiator, coving

Outside

The property has an allocated parking spot and private garden accessed via the master bedroom. The garden itself is a small patio area with a few shrubs, bushes and plants for enjoyment

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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.



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- NO ONWARD CHAIN
- Ground Floor Apartment in a Sought after Location
- Allocated Parking Spot
- Private Rear Garden
- 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.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108039 - 0011

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