









welcome to

Trafalgar Court, Cromer Road, Mundesley, Norwich

William H Brown are pleased to offer an exciting opportunity to acquire this 3rd Floor, One Bedroom Flat set in a refurbished elegant Victorian Hotel with off-street parking and stunning SEA VIEWS!

Offered with NO ONWARD CHAIN.













Description

Trafalgar Court previously an elegant Victorian Hotel has been refurbished and benefits from lift access, off street parking and a short walk to the beach and centre of the village.

The property itself compromises of entrance hall, kitchen with breakfast bar, sitting room, shower room and bedroom. Decorated to a good standard this is perfect to move right into.

Mundesley's wide sandy beaches with colourful beach huts and shallow rock pools are just short walk away. A fine nine-hole golf course built in 1901, sits on the hillside of the River Mun valley and offers unrivalled views over the coast and countryside, which is a designated Area of Outstanding Natural Beauty.

Entrance Hall

Front door leads into the entrance hall with useful storage cupboards and doors leading off to the kitchen, living room, shower room and bedroom

Living Room

15' 10" x 9' 11" max (4.83m x 3.02m max) Currently set up as a lounge diner space, lovely character features of white fireplace, high ceilings and coving. Double glazed window provides stunning countryside and seaside views

Kitchen

Has extractor over the hob and a plinth heater, white fronted cupboards with black work surfaces over top complimented with tile splash back, space for free standing white goods, plumbing and power for a dishwasher, small breakfast bar paired with stunning countryside views from the double glazed window



Bedroom

12' 6" x 9' 10" max (3.81m x 3.00m max)
Similarly, the bedrooms characteristics match the ones to the sitting room with high ceilings and coving. Double glazed window with spectacular countryside and sea views

Shower Room

Suite compromising of shower cubicle, hand wash basin, WC and heated towel rail, a fan heater and an extractor. A utility cupboard with storage above, plumbing/electrics for washer machine and dryer. Single glazed window borrowing light from the kitchen

Exterior

The external walls have been insulated.

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
- Sea Views
- Turn Key Property
- Off-Street Parking
- Close walk to local amenities & Beach

Tenure: Leasehold EPC Rating: E

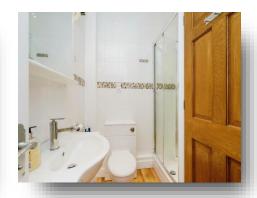
This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

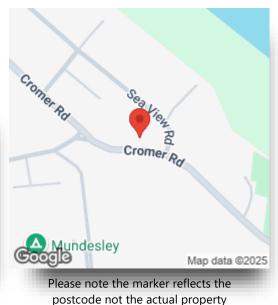
offers over

£115,000









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Property Ref: CRM108048 - 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.





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