

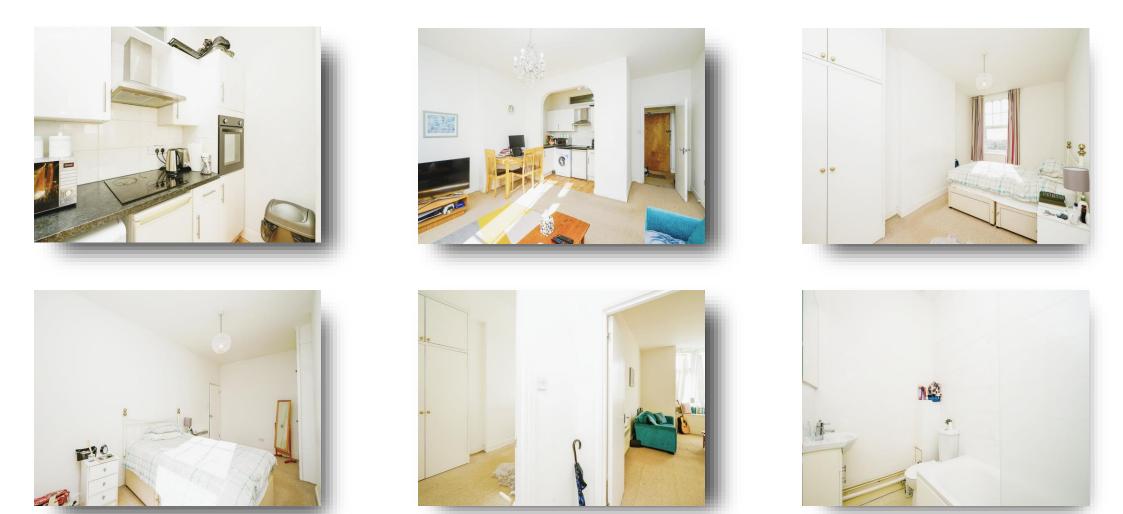
Trafalgar Court Cromer Road, Mundesley Norwich NR11 8DB



welcome to

Trafalgar Court Cromer Road, Mundesley Norwich

** Guide Price £110,000 - £120,000** William H Brown are pleased to offer an exciting opportunity to acquire this First Floor, 1 Bedroom Flat which is set in a refurbished elegant Victorian Hotel, with off-street parking and stunning SEA VIEWS. Offered with NO ONWARD CHAIN!



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.

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.

Living Room

14' 6" x 14' 2" ($4.42m \times 4.32m$) Two wall mounted storage heaters, double glazed bay window to front with coastal views. Carpet flooring and television point.

Kitchen

9' 6" x 4' 2" (2.90m x 1.27m)

Fully fitted Kitchen with eye and base level units with black work top. Induction hob and electric cooker, washing machine, tiled splash back and wood effect flooring.

Bedroom

17' 8" x 8' 8" (5.38m x 2.64m) Double glazed window to front, carpet flooring, built-in wardrobe and wall mounted storage heater.

Bathroom

Bath with shower facility and glass shower screen, low level WC, wash basin with cupboard & wall mounted storage heater.



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 & Close walk to Beach & Town
- Off-Street Parking
- Potential for Improvement
- Council Tax Band A

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.

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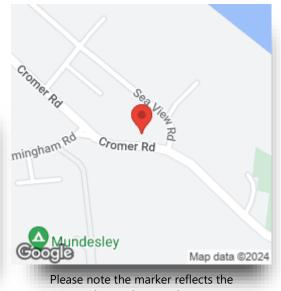


view this property online williamhbrown.co.uk/Property/CRM108049



Property Ref: CRM108049 - 0009 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.



postcode not the actual property

william h brown



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