



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

welcome to

Swinton House, Old Coach Road, Cromer

NO ONWARD CHAIN!

William H Brown are delighted to offer this GROUND FLOOR, 2 Bedroom Apartment with a GARAGE on the Swinton House complex of Sutherland Homes, in the seaside town of Cromer.



Description

A deceptively spacious 2 Bedroom, ground floor over 55's Apartment, which benefits from an en-bloc garage, beautifully maintained communal gardens with paved patio and a reserved parking space with additional off-street parking for guests.

Swinton House Apartments are exclusive high-quality & sought-after properties 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.

Entrance Hall

Built-in coat cupboard with ample storage for Hoover and additional shelves for items & wall mounted radiator.

Lounge

20' 6" max x 11' 6" (6.25m max x 3.51m)
Lounge/Diner space with dual double glazed doors leading to the grounds, feature electric fire & wall mounted radiator.

Kitchen

Irregular Shaped Room x (x)
Wooden wall and base units with integrated appliances composing a washing machine and fridge freezer, space for additional free standing white goods, integrated oven and microwave, double glazed window with lovely views of the back garden, airing cupboard housing the tank & door leading to Lounge.

Bedroom One

13' x 12' 1" (3.96m x 3.68m)
Fitted wardrobes with mirror sliding doors, double glazed window, wall mounted radiator & coving.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)
Double glazed window looking out to the patio area, wall mounted radiator & coving.

Shower Room

Suite comprising walk in shower cubicle, hand wash basin, WC, tiled flooring & storage cupboards, independent heated towel rail. Expel air extractor.

Outside

To the front there is a courtyard patio, to the side and rear of the apartment is more patio but mostly lawn and a few potted plants for enjoyment.

Garage

Part of a separate block with up and over door



Floor Plan

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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Swinton House, Old Coach Road, Cromer

- NO ONWARD CHAIN!
- Ground Floor 2 Bedroom Apartment
- Allocated Garage & Ample Off-Road Parking
- Lovely Communal Garden
- Over 55's Only

Tenure: Leasehold EPC Rating: Awaited

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
CRM108110 - 0003

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 buyer's 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.



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