



Homecolne House Louden Road, Cromer NR27 9EF

welcome to

Homecolne House Louden Road, Cromer

William H Brown are delighted to offer this GROUND FLOOR One Bedroom Apartment, which is offered with NO ONWARD CHAIN and close to the centre of the seaside town of Cromer in Homecolne House, an over 55s complex.



Don't miss this ground floor Apartment which compromises Entrance Hall, Lounge/Dining Room, Kitchen, 1 Bedroom & Bathroom, located in the seaside town of Cromer.

Outside there is communal grounds within Homecolne House, and a small outside seating area accessed by the double doors from the Lounge/Dining Room of the Apartment. Homecolne House, which is an over 55s complex set in the heart of Cromer with all the amenities you would expect from a Town, along with beautiful beaches and coastline.

Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. Close by transport links such as train station and bus interchange. The stunning coastline beaches are only a short walk away, so why not take advantage of Mary Jane's or No.1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier and take in the coastal beauty, to see why many people like to call Cromer home!

Entrance Hall

Deep storage cupboard & wall-mounted radiator.

Lounge/ Dining Room

18' 2" x 10' 1" (5.54m x 3.07m)

New electric wall-mounted radiator, carpeted flooring, double glazed window and door to the rear & archway into Kitchen.

Kitchen

7' x 7' 5" (2.13m x 2.26m)

White cupboards with grey work surfaces over top, free standing white goods, integrated oven & hob, double glazed window to the rear & laminate flooring.

Bedroom

14' 4" x 8' 8" (4.37m x 2.64m)

New electric wall mounted radiator, double glazed window, fitted wardrobe & free standing wardrobe.

Bathroom

Suite compromising walk-in shower, vanity hand wash basin, WC, tall storage unit, tiled walls & laminate flooring.



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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Homecolne House Louden Road, Cromer

- NO ONWARD CHAIN
- Ground floor One Bedroom Apartment
- Lounge/Dining Room & Kitchen
- Communal Outside Space
- Council Tax Band A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108170 - 0010

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.



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