







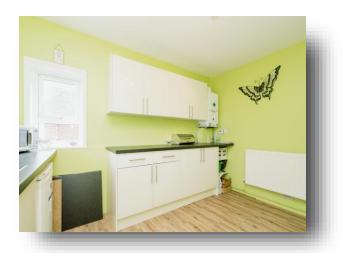


welcome to

Russell Terrace, Mundesley Norwich

** NO ONWARD CHAIN & SEAVIEWS ** Don't miss this One Bedroom First Floor Apartment set in the village of Mundesley. Call us to book your viewing













Set in the peaceful coastal village of Mundesley, located just under 9 miles from the busier seaside town of Cromer boasting plenty of amenities to include an 18 hole Golf Course and a Cinema.

Mundesley itself boasts a range of amenities from Hairdressers to a Doctor's Surgery, Fish & chip Shop and a few local shops, where you can pick up the essentials. Mundesley prides itself on its Blue Flag status beaches, which are perfect for a relaxing day on the beach.

This property is split onto two floors and comprises of living room, kitchen, bathroom and bedrooms.

Lounge

13' $10^{"}$ into Bay x 16' into recess (4.22m into Bay x 4.88m into recess)

Modern fireplace, newly fitted double glazed bay window with 4 openings, large fitted cupboard with shelves, picture rail and radiator

Kitchen

12' 4" x 9' 11" into recess (3.76m x 3.02m into recess) Fitted kitchen with range of new Howdens white wall and floor units with slow closing doors and black work surfaces over, Baxi boiler (2024) double glazed windows to the side and rear aspects with a sea view, radiator and laminate flooring.

Bedroom One

12' 10" x 11' 5" into recess ($3.91 \,\mathrm{m}$ x $3.48 \,\mathrm{m}$ into recess) Double glazed window to the rear aspect and radiator

Bathroom

Suite comprising of large shower unit, wash hand basin, and WC, rose coloured tiled walls, fitted units, double glazed window and radiator.

Exterior

Allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foowerd.





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Russell Terrace, Mundesley Norwich

- NO ONWARD CHAIN
- First floor One Bedroom Apartment with Sea Views
- Village Location of Mundesley
- Close to Shops
- Council Tax Band A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 192 years from 20 Apr 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108369



Property Ref: CRM108369 - 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 quidance 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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