









welcome to

Sutherland Court Gardens, Cromer

William H Brown are delighted to offer this Two Bedroom First Floor apartment set in Sutherland Court Gardens, accompanied with garage & parking, do not miss this opportunity!













Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Janes or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to Call Cromer home!

This apartment offers entrance hall, living room, dining room, kitchen, two bedrooms, master with ensuite, shower room, garage & parking

Entrance Hall

Door entry via phone, built in cupboard, access to the loft, radiator with cover and carpeted flooring.

Lounge

17' 9" x 14' 4" (5.41m x 4.37m)

South facing window to the rear aspect, Juliette balcony, marble fireplace with electric fire, radiator and carpeted flooring.

Dining Room

8' 2" x 7' 6" (2.49m x 2.29m)

Archway from the lounge, radiator, double glazed window to the side aspect and carpeted flooring.

Kitchen

13' 8" x 10' (4.17m x 3.05m)

Fitted kitchen with range of wall and floor units and solid oak worksurfaces over, integral fridge/freezer, washing machine, dishwasher and Bosch oven, double glazed window to the front aspect, part tiled walls and tiled flooring.

Bedroom One

19' 8" into bay x 10' 11" (5.99m into bay x 3.33m) Double glazed South facing window to the rear aspect, fitted Sharps wardrobe, radiator and carpeted flooring.

En-Suite

Suite comprising of corner shower, WC, wash hand basin, built in vanity units, cupboard, tiled walls radiator and tiled flooring

Bedroom Two

16' into bay x 14' 7" (4.88m into bay x 4.45m) Built in wardrobes, double glazed window to the front aspect, radiator and carpeted flooring.

Bathroom

Suite comprising of shower cubicle, wash hand basin, WC, radiator, tiled walls and tiled flooring.

Exterior

Driveway and Garage with up and over door with power & light.



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 for for part of any agreement. No liability is taken for any error, omission or misstalement. A pury mast rely upon its own inspection(s). Powered by www.footengaent.com





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Sutherland Court Gardens, Cromer

- Well Presented Throughout
- Two Bedroom First Floor Apartment
- Garage & Parking
- South Facing Living Room
- Council Tax Band D

Tenure: Leasehold EPC Rating: C

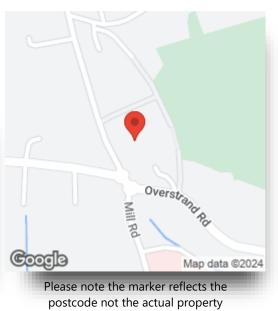
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£320,000









view this property online williamhbrown.co.uk/Property/CRM108397



Property Ref: CRM108397 - 0002 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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