



Linkside Park Road, Cromer NR27 0EA

welcome to

Linkside Park Road, Cromer

William H Brown are delighted to present this 2 bedroom ground floor apartment accompanied with OFF STREET PARKING and offered with NO ONWARD CHAIN. Lease length of 999 years and a SHARE OF THE FREEHOLD making this one a must view for FirstTime Buyers, investors or those looking for a lock up and



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Linkside building once a hotel accommodation has been converted into 13 generous sized apartments with a 999 year lease starting from 1985. Apartment 2 is a ground floor two bedroom apartment accompanied with residents parking. A short walk to local amenities and offered with NO ONWARD CHAIN this one is a must view.

The property has a spacious entrance hall leading you to the living room which takes you straight through to the kitchen diner, the long entrance hall continues further down the building taking you to the two

bedrooms, family bathroom and a door to the wine cellar.

Cromer, perched on the very edge of the north Norfolk coast, is famous for its tasty crabs, blue flag beaches, a traditional pier complete with a theatre providing seaside special variety shows and is awash with small local independent shops. As you would expect of a seaside town rich in its fishing heritage, it has a lighthouse and a proud tradition of RNLI service. It has been said that the lifeboat service is the lifeblood of the town and the Henry Blogg Museum offers a great insight into the service's past history. You will find Cromer as a vibrant Norfolk town with a wide variety of cafes, pubs, restaurants and shops as well as public transport, a school, a doctors surgery and a hospital. Not forgetting the Golf course & Cricket club.

Entrance Hall

The vast and spacious entrance hall leads you to the living room, two bedrooms, family bathroom and door to the cellar.

Lounge

17' 6" max x 14' 4" (5.33m max x 4.37m)

Two sash windows with views to the front of the property, high ceilings, picture rail, wood burner with lined chimney, archway to Kitchen.

Kitchen

14' 8" x 6' 10" (4.47m x 2.08m)

Kitchen diner space, sash window, cream fronted cupboards with beige work surfaces over top, plumbing for washing machine and space for white goods.

Cellar

Currently used as a wine cellar/storage, the cellar is separated into 3 parts, to the left is the old cellar man's quarters, straight ahead is the wine cellar and to the right and wrapping around the staircase is the original heating system for the building along with additional storage space.

Bedroom 1

11' 10" x 16' (3.61m x 4.88m)

Two sash windows, wall mounted radiator, high ceiling.

Bedroom 2

14' 5" max x 8' 11" (4.39m max x 2.72m)

Two sash windows, wall mounted radiator, high ceiling.

Bathroom

Suite comprising of bath with overhead shower, hand wash basin, WC, towel rail, sash window, boiler.

Outside

Linkside offers residents off street parking, visitors are welcome to park also just require notifying the other residents of additional vehicles.



view this property online williamhbrown.co.uk/Property/CRM108411



welcome to

Linkside Park Road, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 999 Years Lease from 1985
- Council Tax Band A

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.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108411



Property Ref:
CRM108411 - 0006

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.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk