



Gloucester Court, Cadogan Road, Cromer, NR27 9HT

welcome to

Gloucester Court, Cadogan Road, Cromer

***** STUNNING SEA VIEWS & OPEN PLAN LIVING *****

Don't miss this top floor 2 Bedroom Apartment set in the coastal town of Cromer which is offered with NO ONWARD CHAIN!



Description

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 Jane's 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 property benefits from open plan living with raised decking perfect for a dining area, two bedrooms and family bathroom.

Entrance Hall

Cupboard, carpeted flooring and intercom telephone.

Open Plan Kitchen/Lounge/Diner

24' 1" x 18' 1" Into recess (7.34m x 5.51m into recess)

Kitchen Area

Fitted kitchen with range of wood effect wall and floor units, integrated washing machine and fridge, granite effect work surfaces over, Sink drainer.

Lounge And Dining Area

Raised area with built in shelving and storage underneath, closed off chimney, electric fire and 3 x radiators, 2 x double glazed windows to the rear aspect across Evington Lawns with stunning sea views.

Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to the front aspect, telephone/broadband point, radiator and carpeted flooring.

Bedroom Two

10' 7" x 8' 2" (3.23m x 2.49m)

Double glazed window to the front aspect, radiator and carpeted flooring

Bathroom

Suite comprising of bath with shower over, wash hand basin unit and WC, heated towel rail.



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.focalagent.com



view this property online williamhbrown.co.uk/Property/CRM108461



welcome to

Gloucester Court, Cadogan Road, Cromer

- Stunning Sea Views
- Open Plan Living
- No Onward Chain
- Share of the freehold
- Electric Central Heating

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108461



Property Ref:
CRM108461 - 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 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