



Weylands Court, Overstrand Road, Cromer, NR27 0AL

welcome to

Weylands Court, Overstrand Road, Cromer

William H Brown are delighted to offer this Two Bedroom top floor Apartment benefiting from balcony, residents parking and en-bloc Garage. Offered with NO ONWARD CHAIN, call us now.



Description

Set in the popular coastal town of Cromer is this Upper Floor Apartment which enjoys internal accommodation to include fitted Kitchen, Living Room with balcony which has views of the seaside, 2 Bedrooms & Bathroom. Outside the property benefits from residents & visitor parking and en-bloc Garage.

Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops, and various eating establishments. There are also great regular transport links via train & bus to Norwich. 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, take in the coastal beauty to see why many people like to call Cromer home!

Entrance Hall

Front door of the property leads you in with double storage cupboard, wall mounted radiator and carpeted flooring. Doors to Living Room, Kitchen, Bedrooms One & Two and Bathroom.

Living Room

17' x 12' 6" (5.18m x 3.81m)

Double glazed window to the side aspect, double glazed sliding door to balcony which has views of seaside & church, dual wall mounted radiator and carpeted flooring,

Kitchen

12' 4" x 9' (3.76m x 2.74m)

Fitted with a range of white cupboards and base units with work surface over, stainless steel sink, integrated oven & hob, space for freestanding under counter white goods & breakfast bar. Double glazed window to the rear, Worcester boiler, wall mounted radiator and vinyl flooring.

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m)

Fitted double wardrobe, hand wash basin, double glazed window to the rear aspect, wall mounted radiator and carpeted flooring.

Bedroom 2

13' 9" x 9' 5" (4.19m x 2.87m)

Double glazed window to the rear aspect, wall mounted radiator & carpeted flooring.

Bathroom

Slate grey three piece suite consisting of corner bath with electric shower overhead, hand wash basin & WC. Double glazed frosted window & vinyl flooring.

Outside

The apartment benefits from residents & visitor parking and en-bloc Garage.



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/CRM108687



welcome to

Weylands Court, Overstrand Road, Cromer

- Top Floor Two Bedroom Apartment
- Over 55s Only
- Residents & Visitor Parking and En-Bloc Garage
- Balcony with views of Church & Sea
- Close by to Amenities and Beach

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108687



Property Ref:
CRM108687 - 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