



Homecolne House Loudon Road, Cromer NR27 9EF

welcome to

Homecolne House Louden Road, Cromer

*** NO ONWARD CHAIN *** A One Bedroom Apartment set in a town centre location of Cromer, short walk to the town and beach. Call us to book your viewing!



This accommodation consists of entrance hall, living room, kitchen, bedroom and shower room

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!

Entrance Hall

The front door of the property leads you in, storage heater, carpeted flooring, doors off to a cupboard, shower room, bedroom and lounge

Living Room

17' 6" x 10' 5" (5.33m x 3.17m)

Double glazed window, storage heater, carpeted flooring, archway to

Kitchen

7' 3" x 5' 4" (2.21m x 1.63m)

Range of wall and base units with work surfaces over top, stainless steel sink and drainer, integrated oven and hob with cooker hood, tiled walls, vinyl flooring

Bedroom

12' x 8' 8" (3.66m x 2.64m)

Double glazed window, storage heater, double door built in wardrobe, carpeted flooring

Shower Room

Walk in shower, vanity unit hand wash basin, WC, tiled walls

Outside

All the grounds of Homecolne house are communal and there is ample off street parking for all the residents and visitors



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



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Homecolne House Louden Road, Cromer

- NO ONWARD CHAIN
- First Floor One Bedroom Flat
- Parking & Communal grounds
- Town Centre Location
- Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108876 - 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.

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