



**The Old Vicarage, St. Margarets Close, Cromer, NR27 9DF**



***welcome to***

**The Old Vicarage, St. Margarets Close, Cromer**

**\*\*\* MUST SEE \*\*\***

This Two Bedroom Apartment part of the Old Vicarage is a truly remarkable space, bursting with possibilities to improve. Offered with No Onward Chain, call us now to book your viewing!



## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

## Description

Offered with No Onward Chain & located in the popular seaside town of Cromer is this First Floor Apartment which enjoys internal accommodation to include private entrance, large landing with storage, fitted Kitchen, Living Room, 2 Bedrooms & Bathroom. Outside offers a private communal garden with an array of plants & off-road parking.

Cromer itself 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 & Chips, or perhaps an ice cream as you walk along Cromer pier, take in the coastal beauty and see why many people like to call Cromer home!

## Entrance Hall

Front door opens into private entrance with staircase to main accommodation.

## Landing

Large space with 2 built-in cupboards & 2 double glazed windows. Doors to remaining rooms.

## Lounge

26' 4" x 15' 5" (8.03m x 4.70m)  
Double aspect room with electric fire & surround, carpeted flooring, wall mounted radiator and double glazed windows to the front & side aspect.

## Kitchen

13' 5" into bay x 12' 9" (4.09m into bay x 3.89m)  
Fitted with a range of base units, work surface over with tiled splash back and stainless steel sink & drainer unit, space for white goods, space for cooker & houses central heating boiler. Vinyl flooring, loft hatch and rear aspect double glazed bay window.

## Bedroom One

19' 8" x 10' 6" into recess (5.99m x 3.20m into recess)  
Double aspect room with carpeted flooring, wall mounted radiator and double glazed windows to the front & rear aspect.

## Bedroom Two

13' 3" x 11' 6" (4.04m x 3.51m)  
Carpeted flooring, wall mounted radiator & front aspect double glazed window.

## Bathroom

Suite comprising WC, wash basin & bath with shower over. Tiled walls, wood effect laminate flooring, wall mounted radiator & double glazed frosted window.

## Outside

The apartment benefits from private garden and off-road parking. The garden is an array of raised flower beds and potted plants and a seating area. With gravel for the parking and patio slabs leading to the front door.



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](http://www.focalagent.com)

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## **The Old Vicarage, St. Margarets Close, Cromer**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedroom Apartment - part of The Old Vicarage
- Lounge, Fitted Kitchen & Bathroom
- Private Entrance, Garden & Off-Road Parking
- Lots of Potential to Improve

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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