









# welcome to

# **Warnes Close, Cromer**

A Ground floor 2 bedroom apartment in a modern development set in well kept communal grounds with Garage and No Chain













#### **Entrance Hall**

Composite front door opens into hall with built-in shelved storage cupboard, further built-in airing cupboard with slatted shelving, carpeted flooring, wall mounted central heating programmer, radiator and doors to remaining accommodation.

### Lounge / Diner

22' 10" x 11' 7" ( 6.96m x 3.53m )

Triple aspect room with upvc double glazed windows to 3 sides including one incorporating door leading to outside & paved patio space, carpeted flooring & 3 radiators.

#### Kitchen

11' 6" x 7' 2" ( 3.51m x 2.18m )

Fitted with a comprehensive range of wall & base units to include a range of cupboards and drawers, roll edge work surface over with tiles splash back and inset stainless steel sink & drainer unit with mixer tap. Plumbing and space for domestic appliance, further under counter appliance space, built-in eye level electric oven with matching 4 ring gas hob with cooker hood over. Houses Worcester gas central heating boiler & upvc double glazed window.

#### **Bedroom One**

11' 6" x 11' 8" ( 3.51m x 3.56m )

Upvc double glazed window, carpeted flooring & radiator.

#### **Bedroom Two**

7' 11" x 11' 8" ( 2.41m x 3.56m )

Upvc double glazed window, carpeted flooring & radiator.

### **Bathroom**

7' 10" x 5' 5" excl. door recess (  $2.39m \times 1.65m$  excl. door recess )

Matching 3 piece suite comprising low level WC, pedestal wash basin with mixer tap and bath with mixer tap, shower attachment & glazed shower screen. Tiled splash backs, extractor fan, radiator and opaque upvc double glazed window.

#### **Outside**

Communal grounds with drying facilities and bin stores, mainly laid to lawn with mature shrubs and allocated Garage en-bloc to the rear.



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





## welcome to

# **Warnes Close, Cromer**

- No Onward Chain
- Ground Floor Two Bedroom Apartment
- Secluded Location with Communal Grounds
- Garage En-bloc
- Central Heating and Double Glazing

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

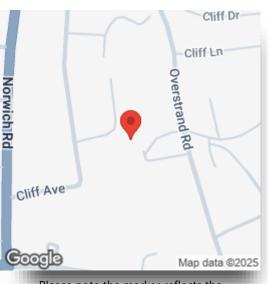
offers in the region of

£210,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CRM108763



Property Ref: CRM108763 - 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.





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