



**Warnes Close, Cromer NR27 0AT**



**welcome to**

## **Warnes Close, Cromer**

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



**A generously proportioned ground floor two bedroom apartment situated in a secluded location with views over gardens and close to Cromer's cricket ground. The property enjoys gas fired central heating, double glazing, garage en-bloc, triple aspect lounge with door to patio and no onward chain.**

**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 & 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

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



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## **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

**£205,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108763 - 0009

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