



Bracondale Overstrand Road, Cromer NR27 0AJ

welcome to

Bracondale Overstrand Road, Cromer

Set in a Premier area of Cromer is this period gothic style, character apartment, which has been comprehensively refurbished, comprises Lounge/kitchen, Bedroom with an En Suite and access to rear gardens.



Occupying part of the ground floor of this period gothic style character building and situated in the Premier area of Cromer, this well appointed one bedroom apartment has direct access to the gardens at the rear, floor to ceiling windows, high ceilings and character features, modern fitted kitchen & an ensuite to the bedroom.

This apartment has been comprehensively refurbished in the last 5 years, with replastering to the walls and ceilings, small part of cornicing authentically repaired by a local specialist, replacement of electrics, water and central heating system, new internal door to the bedroom.

Lounge / Kitchen

19' 10" x 19' Into Bay (6.05m x 5.79m Into Bay)

Front door leading into lounge with Period stain glass box bay window, matching door leading to the communal garden and radiators.

Kitchen fitted with comprehensive range of shaker style wall and base units, roll edge work surfaces over, inset sink drainer with mixer tap, integrated fridge freezer and washer/dryer, built in electric oven, hob with stainless steel splashback and cooker hood above, spotlights, ceiling cornice, wall mounted consumer unit,

Period stain glass box bay window, matching door leading to the communal garden and radiators.

Bedroom

17' 10" x 10' 9" (5.44m x 3.28m)

Period style window and door to the communal garden, radiator, ceiling cornice and rose, door to shower room.

En Suite

Walk in shower enclosure with Mira electric shower fitted, vanity unit with hand wash basin, cupboard storage, concealed cistern dual flush WC, chrome heated towel rail, extractor fan, shaver point, ceiling cornice and spotlights

Agents Note:

Tenure is leasehold with share of the Freehold - Can be extended to 999 years.



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/CRM108980



welcome to

Bracondale Overstrand Road, Cromer

- Ground Floor one bedroom Apartment
- Close to Cromer town centre
- Character Features
- Access to rear garden
- No onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108980



Property Ref:
CRM108980 - 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