



**Bracondale, Overstrand Road, Cromer, NR27 0AJ**

**welcome to**

**Bracondale, Overstrand Road, Cromer**

>> Motivated Sellers Recently Reduced to £167,500 - Viewing is highly recommended! <<

Set in a Premier area of Cromer is this 1 bedroom period gothic style, character apartment, which has been comprehensively refurbished, comprises Lounge/kitchen, Bedroom with an En Suite & access to rear gardens.



## Description

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 en-suite to the bedroom.

This apartment has been comprehensively refurbished in the last 5 years, with re-plastering 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](http://www.focalagent.com)



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## **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.

# £167,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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