



Flat 4 Alfred Road, Cromer NR27 9AN

welcome to

Flat 4 Alfred Road, Cromer

A one bedroom converted apartment forming part of the top floor of this imposing victorian residence within the coastal town of Cromer. There are roof top sea views from the kitchen, electric heating, and no onward chain offered.



Auctioneer's Comments

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Entrance Hall

Door to the front aspect, consumer unit and wooden flooring, doorway to the lounge and bedroom.

Lounge

12' Max x 11' Max (3.66m Max x 3.35m Max)
Upvc double glazed window to the side aspect, wall mounted electric panel heater and wooden flooring.

Bedroom

9' x 7' 10" (2.74m x 2.39m)
Upvc double glazed window to the side aspect, wall mounted night storage heater, access to the loft space.

Inner Lobby

Built in storage cupboard, doorway to kitchen and bathroom.

Bathroom

8' 11" x 5' 6" Max (2.72m x 1.68m Max)
Suite comprising pedestal wash hand basin, WC and panelled bath with mixer tap and shower attachment, part tiled walls, extractor fan, upvc double glazed window to the side aspect, wall mounted electric water heater and electric fan heater.

Kitchen

12' 3" x 6' 7" (3.73m x 2.01m)
Fitted with a range of base units comprising cupboards and drawers with roll edge worktops over, inset one and a half stainless steel sink/drainer, mixer tap, electric oven and hob, plumbing and space for domestic appliance, tiled splashbacks, upvc double glazed window with sea views, wall mounted storage heater and extractor fan.



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



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Flat 4 Alfred Road, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A top floor One Bedroom Apartment
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 975.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Nov 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109028 - 0004

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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.



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