



Weylands Court Overstrand Road, Cromer NR27 0AL

welcome to

Weylands Court Overstrand Road, Cromer

A generously proportioned top floor apartment with two double bedrooms, panoramic sea and rooftop views, central heating, balcony, garage and no onward chain in this modern building for the over 55's conveniently located for the Beach and Town Centre.



Weylands Court is a block of twelve apartments with two separate entrances.. Number three is situated on the top floor giving beautiful sea and town views. There is a garage located en bloc with additional visitor parking and communal grounds. The apartment is just a short walk to the town centre, beautiful beach North Lodge Park and promenade.

The Apartment is for the over 55's only. and enjoys two double bedrooms served by a generous shower room, fitted kitchen and dual aspect lounge/diner with stunning panoramic views and French doors out onto the westerly facing balcony. There is no holiday letting permitted.

Entrance Hallway

Door to the side aspect from the communal landing, access to all rooms, radiator, further recess, wall mounted consumer unit, digital thermostat and heating programmer and security entry phone system.

Lounge

17' 3" x 14' 10" (5.26m x 4.52m)

Double aspect room with Upvc double glazed windows to the side aspect with sea views, further matching door and window leading to the balcony with further views of Cromer towards the sea and church. radiator.

Kitchen

12' 3" x 7' 1" (3.73m x 2.16m)

Fitted with a comprehensive range of wall and base units comprising cupboards and drawers, butchers block work surface with inset one and a half bowl stainless steel sink drainer with mixer tap, plumbing for domestic appliances and further undercounter space, breakfast bar, tiled splashbacks, space and point for an electric cooker, upvc double glazed window with sea views and wall mounted gas fire central heating boiler,

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m)

Upvc double glazed window to the rear aspect, radiator, fitted wardrobes with hanging space and shelving and drawers.

Bedroom Two

13' 11" x 9' 4" (4.24m x 2.84m)

Radiator and Upvc double glazed window to the rear aspect.

Shower Room

7' 8" x 6' 4" (2.34m x 1.93m)

Glazed double shower enclosure with fitted thermostatic Briston shower unit, WC and wash hand basin, part tiled walls, radiator, opaque upvc double glazed window to the side aspect, wall mounted electric fan heater,

Communal Landing

Cupboard storage,

Garage

En bloc garage 3rd one in from the front.



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/CRM109041



welcome to

Weylands Court Overstrand Road, Cromer

- Top Floor Two Bedroom Apartment
- Panoramic Sea and Roof Top Views
- Central Heating and Double Glazing
- Garage and Balcony
- No onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM109041



Property Ref:
CRM109041 - 0002

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