



Shipden House High Street, Cromer NR27 9HG

welcome to

Shipden House High Street, Cromer

****FOR SALE VIA TRADITIONAL AUCTION**** Please enquire in Branch for the details

A two bedroom first floor apartment situated in the heart of the coastal town of Cromer with central heating and No Chain.



Offered to the market is this characterful two bedroom apartment situated on the first floor of this grade II listed period residence located in the heart of the coastal town of Cromer facing it's fifteenth century church and all the facilities the town has to offer. The Lounge enjoys high ceilings with central rose and built-in storage, fitted kitchen with appliances, master bedroom with walk-in wardrobe, central heating and double glazing.

Lounge

15' 3" x 13' 11" (4.65m x 4.24m)

Front door, picture rail, ceiling rose, radiator, secondary glazed sash window, built in storage cupboards, wooden fire surround with tiled hearth, glazed door leading to the inner hallway.

Hallway

Access to all rooms, built in storage cupboard with shelving and access to the loft space.

Kitchen

13' 1" Max x 8' 9" Max (3.99m Max x 2.67m Max)

Fitted with range of high gloss base and wall mounted units, comprising cupboards and drawers, roll edge work surface with inset one and a half bowl stainless steel sink drainer and mixer tap, tiled splashbacks, integrated dishwasher, plumbing and space for washing machine, built in electric oven, hob with cooker hood above, wall mounted gas fired central heating boiler, radiator, ceiling cornice, upvc double glazed window to the side aspect

Bedroom One

18' x 7' 7" (5.49m x 2.31m)

Upvc double glazed sash window to the rear aspect, radiator and walk in wardrobe with hanging space and shelving.

Bedroom Two

14' x 7' 2" (4.27m x 2.18m)

Upvc double glazed sash window to the rear aspect and radiator.

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Fitted with 3 piece suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin and WC, tiled splashbacks,

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk.

Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be

made in daylight hours only and entry into such sites is entirely at the viewers risk

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 will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Photographs and Measurements:** Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



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welcome to

Shipden House High Street, Cromer

- Selling Via Traditional Auctions
- Two Bedrooms
- Character Features
- Fitted Kitchen with appliances
- First floor apartment

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 20.00

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.



Total floor area 65.7 m² (707 sq.ft.) approx
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.propertybox.co.uk

william
h brown

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109129 - 0002

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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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