



The Poplars, Vicarage Road, Cromer, NR27 9DQ

welcome to

The Poplars, Vicarage Road, Cromer

William H Brown are delighted to offer this gorgeously presented 2 bedroom apartment set in the heart of Cromer offered with NO ONWARD CHAIN & SHARE OF THE FREEHOLD. Be quick to register your interest!



Description

This gorgeous apartment with character features is a MUST VIEW. Two double bedrooms, OFF STREET parking for a car and 1/3 SHARE OF THE FREEHOLD making this a hot property for investors, first time buyers or those looking for a bolthole by the sea!

The building is a stunning brick and flint Victorian house converted into the 3 apartments offering views over the town of Cromer and the sea. The property itself consists of an entrance door opening onto a private stair case leading to the main accommodation of the apartment including an open plan kitchen dining space and bedroom 1, a smaller stair case leads to bedroom 2, sitting room and family bathroom.

Cromer, perched on the very edge of the north Norfolk coast, is famous for its tasty crabs, blue flag beaches, a traditional pier complete with a theatre providing seaside special variety shows and is awash with small local independent shops. As you would expect of a seaside town rich in its fishing heritage, it has a lighthouse and a proud tradition of RNLI service. It has been said that the lifeboat service is the lifeblood of the town, and the Henry Blogg Museum offers a great insight into the service's past history. You will find Cromer as a vibrant Norfolk town with a wide variety of cafes, pubs, restaurants and shops as well as public transport, a school, a doctors surgery and a hospital.

Kitchen

20' 5" x 9' 8" (6.22m x 2.95m)

Kitchen diner space, two sash double glazed windows, two velux skylights, the kitchen has cream cupboards with worktops over, space for white goods, integrated oven, hob and grill, wall mounted radiator and wood effect vinyl flooring

Sitting Room

12' 5" x 11' 7" (3.78m x 3.53m)

Three sash double glazed windows, feature cast iron fireplace, carpeted flooring, wall mounted radiator

Bedroom One

12' 11" x 12' 4" (3.94m x 3.76m)

Feature fireplace, sash double glazed window, wall mounted radiator, carpeted flooring

Bedroom Two

13' 5" x 9' 8" (4.09m x 2.95m)

Two double glazed windows, fitted cupboard housing the boiler, wall mounted radiator, carpeted flooring

Bathroom

Suite comprising of bath with electric shower overhead, WC, hand wash basin, velux skylight, wall mounted radiator, vinyl flooring

Outside

Allocated parking for two cars are situated at the rear of the property



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/CRM108305



welcome to

The Poplars, Vicarage Road, Cromer

- 1/3 OF THE FREEHOLD
- PERIOD FEATURES
- OFF STREET PARKING
- TOWN CENTER LOCATION
- WALKING DISTANCE TO THE BEACH
- ATTENTION INVESTORS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108305



Property Ref:
CRM108305 - 0012

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