



Prince Of Wales Road, Cromer NR27 9HR



welcome to

Prince Of Wales Road, Cromer

A one bedroom first floor flat in the heart of Cromer, just a stones throw from the beach.



Entrance Hall

With access to all rooms

Bathroom

Fitted with three piece suite, comprising panelled bath with electric shower over. Low level WC and pedestal wash hand basin, electric fan heater.

Opaque uPVC double glazed window to side. Built in airing cupboard with hot water tank and shelving

Bedroom

With uPVC double glazed window to side, wall mounted electric radiator.

Kitchen

Fitted with single drawer sink and separate taps, work surface with appliance space under, shelving space and point for electric cooker. uPVC double glazed window to side.

Lounge

With electric radiator, uPVC double glazed window to rear.



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welcome to

Prince Of Wales Road, Cromer

- * Convenient Location
- * One bedroom first floor flat
- * Double glazing
- * Electric heating
- * No Chain

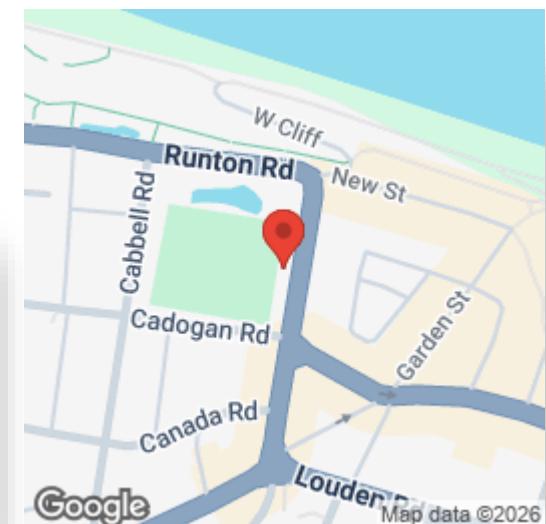
Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 725.00

Ground Rent: 25.00

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.

£75,000



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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.



Property Ref:
CRM109168 - 0003

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