

Arnolds | Keys



15A Norwich Road, Cromer, NR27 0AZ

Price Guide £235,000

- Ground floor flat
- Gas central heating
- Shower room
- Enclosed private garden
- Well presented
- Two bedrooms
- Fitted kitchen
- Off road parking
- Leasehold
- No onward chain

15A Norwich Road, Cromer NR27 0AZ

A great opportunity to purchase this ground floor flat, just a short walk to the town centre, beach and a easy access to rail and bus links.

The flat is being sold with no onward chain and is very well presented throughout.

There is a private enclosed garden and off road parking space. The flat offers gas central heating and double glazed windows and doors.



Council Tax Band: B



ENTRANCE HALL

UPVC double glazed private entrance door into the hallway, ceiling light, UPVC double glazed window to the side, radiator, vinyl flooring, small pane glazed doors to kitchen and lounge.

KITCHEN

UPVC double glazed window to the side. Range of base and drawer units with work surface over. Provision for cooker, washing machine and fridge. Inset stainless steel sink unit with mixer tap over. Matching wall cupboards and hatch to lounge. Door to AIRING CUPBOARD housing gas central heating boiler.



LOUNGE/DINER

UPVC double glazed bay window to the side. Carpet, TV point, radiator, hatch to kitchen, ceiling light, small pane glazed door to

INNER HALLWAY

Doors to both bedrooms and shower room, carpet, further two doors to built in storage cupboards, ceiling light.

BEDROOM ONE

UPVC double glazed window to the rear over looking the garden. Carpet, ceiling light, radiator, alcove to built in wardrobe with hanging rail and shelf above.

BEDROOM TWO

UPVC double glazed french doors to garden, radiator, vinyl flooring, ceiling light.



SHOWER ROOM

UPVC double glazed pattern window to the side. Pedestal wash hand basin, low level WC, corner shower cubicle with electric shower. Extensively tiled walls, radiator, vinyl flooring.

OUTSIDE

The flat has parking for one car to the front of the building. A south east facing garden fully enclosed to the rear which is mainly laid to lawn, mature flowerbed and shrub borders, garden shed, small patio seating area.

AGENTS NOTE

This property is Leasehold with 152 years remaining. There is a ground rent of £25 PA but no service charge. NO HOLIDAY LETTING permitted. PETS ARE ALLOWED



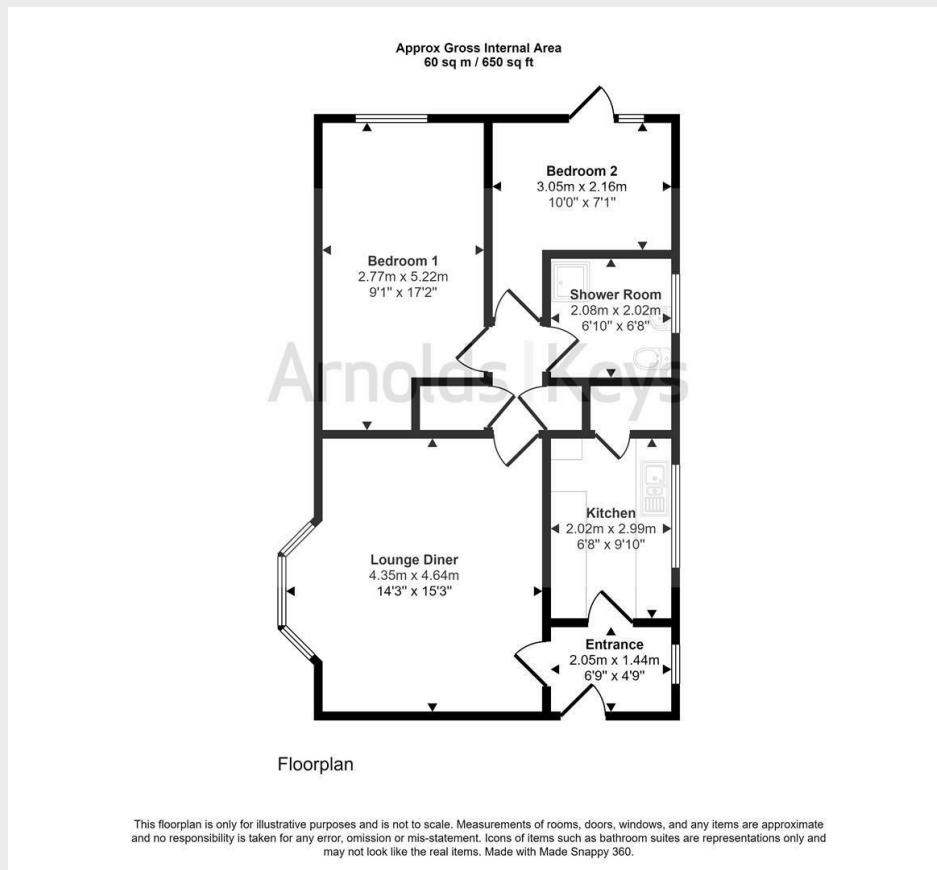


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

