

# Arnolds | Keys



3, Weylands Court, Overstrand Road, Cromer, NR27 0AL

Price Guide £225,000

- Sea and town views
- Two double bedrooms
- Lounge/diner
- Leasehold with 12th share of freehold
- Visitors Parking
- Minutes walk to beach and town
- Kitchen
- Balcony with sea views
- Garage
- Over 55's complex

# Weylands Court, Overstrand Road, Cromer NR27 0AL

Weylands Court is a block of 12 flats with two separate entrances. There are two flats on each floor of each section. Number three is situated on the top floor giving beautiful sea and town views. The flat is just a short walk to the town centre, beautiful beach and promenade.

The flat is offered to the over 55's with two double bedrooms, family bathroom, fitted kitchen and dual aspect lounge/diner with window to the side and French doors out onto the westerly facing balcony. There is no holiday letting permitted.



Council Tax Band: B



## COMMUNAL ENTRANCE

UPVC double glazed door to communal area with stairs leading to all floors. A good size storage cupboard on the landing and private door to

## HALLWAY

Doors to all rooms, LED spot lighting, vinyl floor covering and radiator.

## KITCHEN

UPVC double glazed window with sea views to the side. Range of base and wall cupboards, inset one and half bowl stainless steel sink unit with mixer tap over. Provision for washing machine, tumble dryer, cooker and fridge freezer. A breakfast bar with seating for two people. Wall mounted Baxi gas central heating boiler. Tiled splashbacks, vinyl flooring and LED spot lighting.



## LOUNGE

Dual aspect room with UPVC double glazed window to the side with sea views. Ample electrical sockets. TV point, radiator, LED spot lighting, BT phone socket. UPVC door opening onto the westerly facing balcony with church and sea views. Vinyl flooring.



## BEDROOM ONE

UPVC sealed unit double glazed window to the rear. Vinyl flooring, built in wardrobes, radiator, LED spot lighting.

## BEDROOM TWO

UPVC double glazed window to the rear, radiator, LED spot lighting and vinyl flooring.

## SHOWER ROOM

UPVC double glazed window to the side. Vinyl flooring, radiator, low level WC, pedestal wash hand basin. Walk in separate shower cubicle, tiled walls, ceiling light, wall mounted heater and mirrored wall mounted cabinet.



## OUTSIDE

There are communal gardens to the front of the property which are very well maintained. Each flat has a garage with up and over style door. Allocated visitors parking.

## AGENTS NOTE


This is a leasehold property, which is a 999 year lease from 1976 with a twelfth share of the freehold. The property is for 55's only and cannot be holiday let. There is a service charge of £1330.16 PA and has a council tax band B. All services are provided gas, water, electricity and mains drainage.

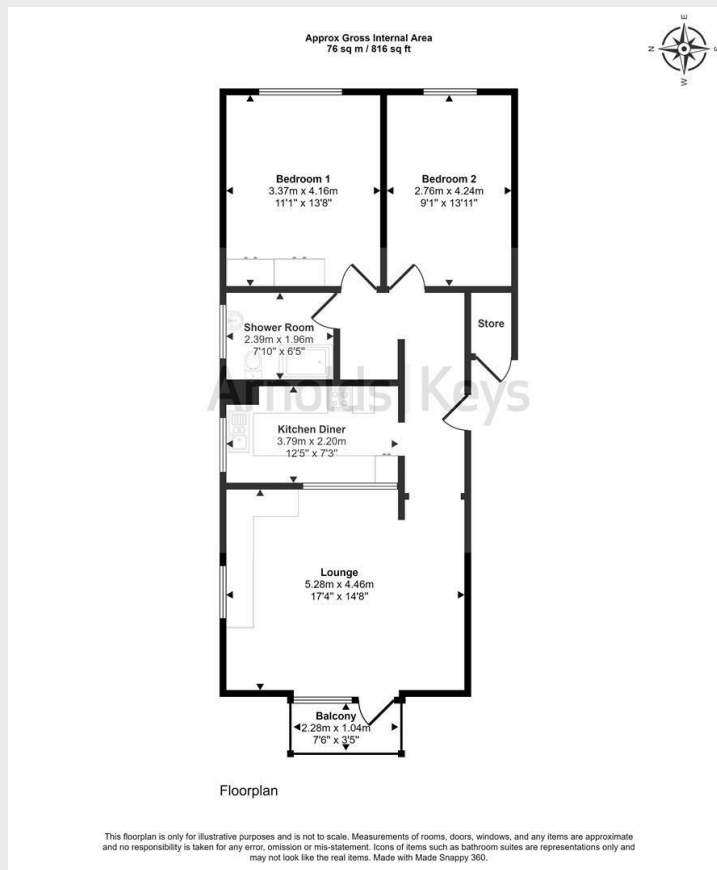


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

