

Arnolds | Keys



Flat 2, Trent House, 132 Overstrand Road, Cromer, NR27 0DW

Price Guide £265,000

- First floor apartment
- Lounge
- Beautifully presented
- Garden
- Leasehold with Share of the Freehold
- Two double bedrooms
- Gas central heating
- Garage
- Close to town & Beach
- Viewing essential

132 Overstrand Road, Cromer NR27 0DW

Trent house dates back to the early 1900's and has been converted into three beautiful apartments. We are offering the first floor apartment which is a stones throw from the beach, golf club and a short walk to the town centre. The apartment offers roof top views towards the sea and church, along with two double bedrooms, large bathroom, modern fitted kitchen and dual aspect lounge. The added benefit is that the property has a garden, garage and parking. Immaculately presented throughout and offers the additional benefit of being able to holiday let.

This is a lease hold property with a share of the Freehold.



Council Tax Band: A



COMMUNAL ENTRANCE

Communal entrance porch with original tiled flooring, ceiling light, stairs to first floor and private door entering into apartment number 2.

HALLWAY

Doors to all rooms, carpet, ceiling light, telephone point, step down to cloakroom and bathroom, and double doors opening to large shelved storage cupboard.

LOUNGE

Dual aspect room with double glazed sash style windows to the front and side. Carpet, TV point, picture rail.

KITCHEN

Double glazed sash style window to the front. Modern fitted kitchen with a range of base and drawer units with wood effect work surfaces. Inset one and half bowl sink unit with mixer tap over. Inset four ring gas hob, stainless steel splashback and extractor hood above. Provision for fridge freezer, and built in double oven. Matching range of wall mounted cupboards. Vinyl flooring, ceiling light.

BEDROOM ONE

A lovely bright room with roof top views over the town of Cromer. Double glazed sash style window to the side. Carpet, TV point, ceiling light, radiator.

BEDROOM TWO

Dual aspect room with double glazed sash style windows to rear and side. Carpet, ceiling light and radiator.

SEPARATE WC

Double glazed window to the rear, wall mounted gas central heating boiler, ceiling light, vinyl flooring.

SHOWER ROOM

Double glazed sash style window to the side. Pedestal wash hand basin, corner shower cubicle with glazed screens. Vinyl flooring, ceiling light. Cupboard with work surface over, giving provision and plumbing for washing machine and tumble dryer. Radiator.

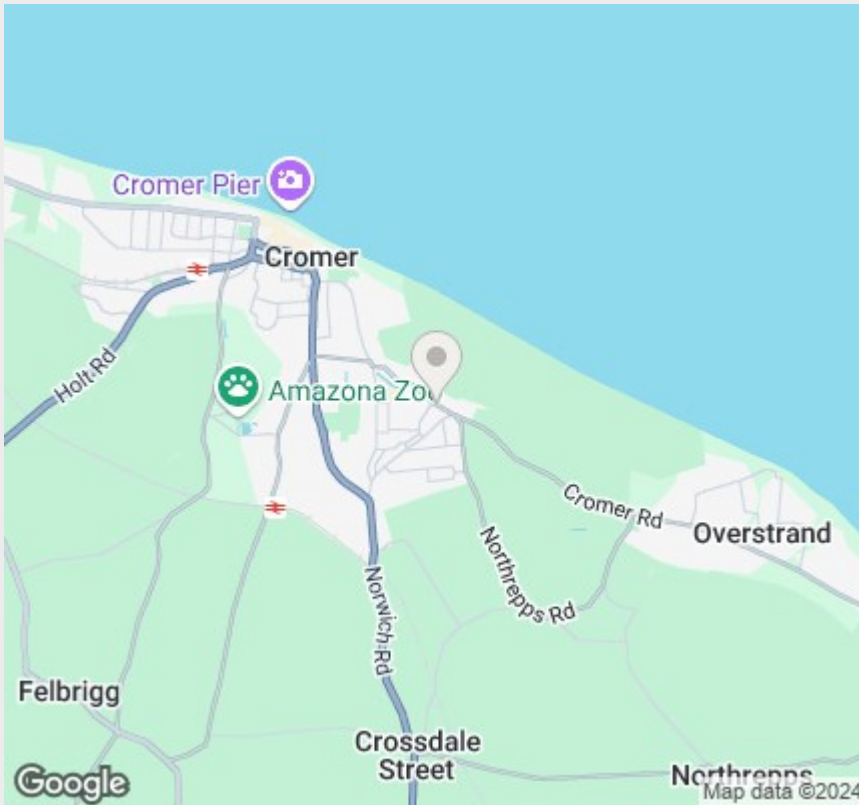
OUTSIDE

The property is offered with a beautiful garden. It has many mature shrubs, plants and flower bed borders, lawn area and summer house. There is a driveway which leads to the Single garage which is the middle garage in the block with up and over style door. Further parking in front of the garage and ample turning space.

AGENTS NOTE

This property is LEASEHOLD with 189 years from 1980 with 147 years remaining with a share of the freehold. The property is connected to all services Gas electricity & water. The property has HIVE control for central heating. Council Band A. and a Service Charge of £40 per month.



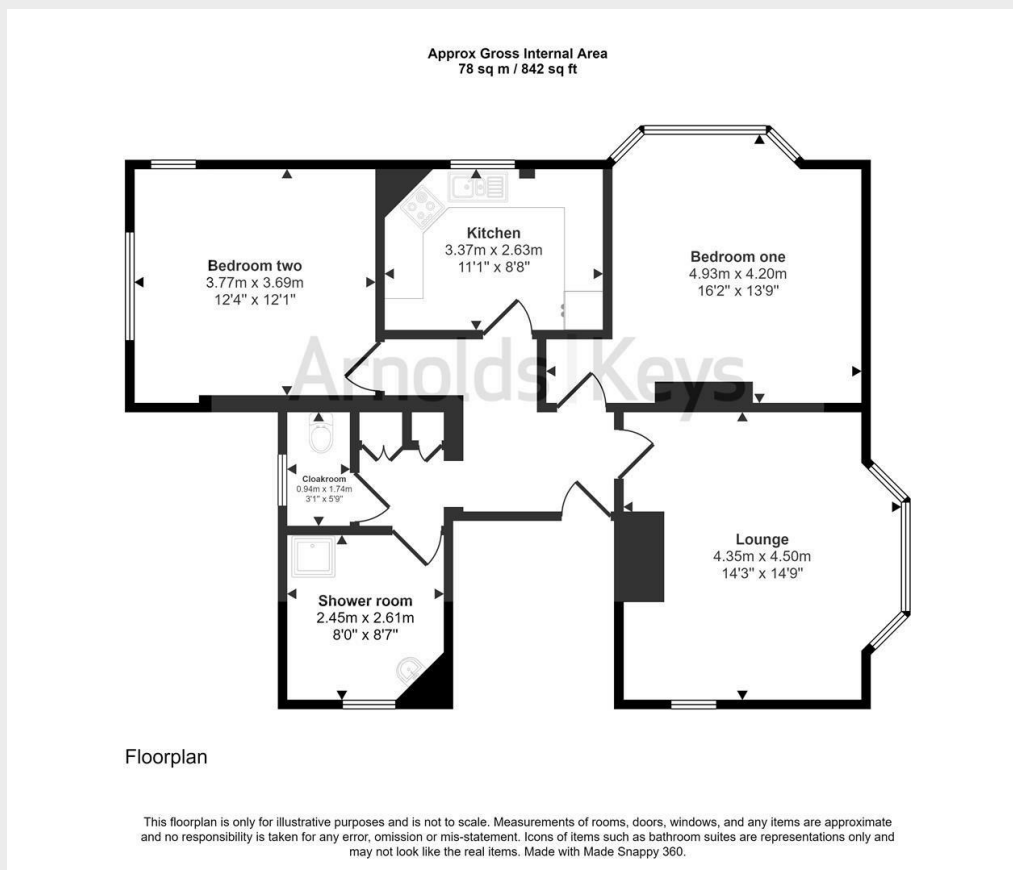


Viewings

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 | | | 81 |
| (69-80) C | | 69 | |
| (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.

