

Cromer Road, Mundesley Norwich NR11 8DD



## welcome to

## Cromer Road, Mundesley Norwich

This well presented one bedroom top floor apartment with single garage and South facing balcony is situated in the popular North Norfolk coastal village of Mundesley and is being sold with NO ONWARD CHAIN!

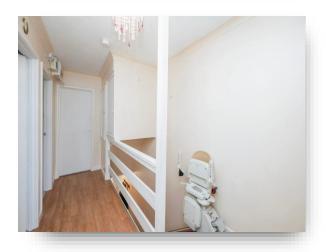












Situated in a small block of six apartments in the popular coastal village of Mundesley, this first floor apartment would make an ideal main residence, second home or investment purchase and is being sold with no onward chain. The property offers accommodation comprising private entrance door with stairs leading to first floor, hallway, living room with South facing balcony, kitchen, double bedroom and shower room. Externally, the property benefits from a single garage en bloc with parking in front and access to a communal garden.

#### **Entrance Hall**

Private entrance door to the rear aspect, stairs to the first floor with Acorn stairlift, airing cupboard housing water tank, storage cupboard, Dimplex Quantum electric radiator, telephone point and vinyl flooring.

#### **Living Room**

16' 2" x 10' 4" ( 4.93m x 3.15m )

Electric fireplace, television and telephone points, two Dimplex Quantum electric radiator, carpeted flooring, patio doors to the front aspect leading to a South facing balcony.

### Kitchen

#### 8' 1" x 6' 6" ( 2.46m x 1.98m )

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker with cooker hood above, fridge freezer, washing machine, microwave oven, stainless steel sink drainer, tiled splashbacks, Dimplex electric panel heater, double glazed window to the front aspect and vinyl flooring.

#### **Double Bedroom**

12' 4" x 10' 5" ( 3.76m x 3.17m ) Double glazed window to the rear aspect, Dimplex Quantum electric radiator and carpeted flooring.

#### **Shower Room**

Suite comprising shower cubicle with electric shower, wash hand basin and WC, part tiled walls, Dimplex electric radiator, shaver point, storage cupboard, double glazed window to the rear aspect and vinyl flooring.

#### Exterior

Single garage en bloc with up and over door, power, freestanding freezer and door to the rear aspect. There is parking in front of the garage and further parking is readily available on street and access to a communal garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any lotal floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken to rany error, omission or missilatement. A party mutt rely upon its own inspection(s), Powered by www.focalise.etc.om





### welcome to

## **Cromer Road, Mundesley Norwich**

- South Facing Balcony
- Garage En Bloc
- First/Top Floor Apartment
- No Onward Chain
- Walking Distance to Mundesley Beach and Amenities

#### Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

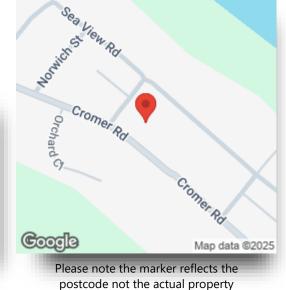
# £140,000





## view this property online williamhbrown.co.uk/Property/NWM109302





The Property Ombudsman

Property Ref: NWM109302 - 0004 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.

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