



Flat 3, 35 Prince Of Wales Road, Cromer, NR27 9HS

£140,000

- Two Bedrooms
- Lounge/Kitchen
- Bathroom
- EPC Rating: TBC

A surprisingly spacious 2 bedroom maisonette located in Cromer town centre. The property boasts 2 bedrooms, Lounge/kitchen, Gas central heating, bathroom, sea glimpses and off road parking. Perfect for those looking for a property only a short stroll away from amenities and the sea front. Call Henleys to view.



Property Description

SUMMARY

This surprisingly spacious 2 bedroom maisonette is located in Cromer town centre, ideal for those looking for somewhere close to the sea front and shops. The property is arranged over two floors, the first floor consists of bedroom 1 and the lounge/kitchen and the second floor consist of the bathroom and bedroom 2. Access to the building is via communal front and rear entrances and there is a parking space for this property which is located to the rear of the building.

Viewings are highly advised, call Henleys to view.

COMMUNAL ENTRANCE HALL

Enter into the communal entrance hall via doors from the front and rear of the building, stairs leading to upper floors.

ENTRANCE HALL

Doors leading to Bedroom one, lounge and stairs leading to the second floor.

LOUNGE

uPVC double glazed bay window to the front aspect providing sea glimpses, wall mounted electric fire, carpeted flooring, wall mounted radiator, TV point and the lounge is open plan to the kitchen.

KITCHEN

Glazed window to the front aspect, range of fitted base units with worktops over, inset stainless steel sink with side drainer, built in electric oven, inset four ring gas hob, tiled splash backs, wall mounted gas fired boiler and vinyl flooring.

BEDROOM 1

uPVC double glazed window to the rear aspect, carpeted flooring and wall mounted radiator.





SECOND FLOOR

LANDING

Skylight to the rear aspect and space and plumbing for a washing machine. Doors to the bathroom and to bedroom 2.

BATHROOM

3-piece suite consisting of a low level flush WC, pedestal wash hand basin and bath with electric shower over. uPVC double glazed window to the rear aspect, shaver point, built in storage cupboards, wall mounted radiator and vinyl flooring.

BEDROOM 2

uPVC double glazed window to the front aspect, built in wardrobe, storage cupboard, carpeted flooring and wall mounted radiator.

OUTSIDE

There is off road parking for this property to the rear of the building.

LOCAL AUTHORITY/COUNCIL TAX

North Norfolk District Council.

Telephone number 01263 513811

Council tax band: A

AGENCY NOTE

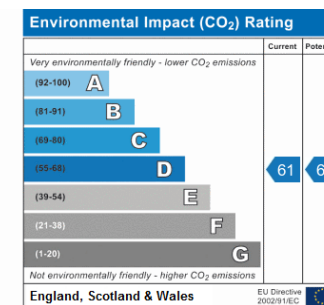
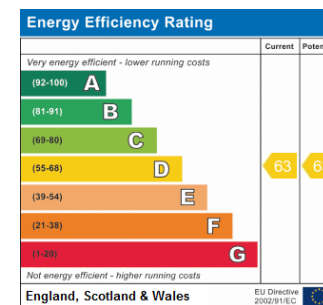
Please note that this property is currently let out on an assured short hold tenancy agreement which expires 31st May 2018. The current tenant is paying £550pcm and we understand that the tenant would like to stay on at the end of the agreement should a new owner wish to continue letting the property.





TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



15 West Street, Cromer, Norfolk,
NR27 9HZ

☎ 01263 511111
✉ cromer@henleysea.co.uk
henleysea.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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