



Weylands Court Overstrand Road, Cromer NR27 0AL

welcome to

Weylands Court Overstrand Road, Cromer

A generously proportioned top floor apartment with 2 double bedrooms, panoramic sea and rooftop views, central heating, balcony, garage and no onward chain in this modern building for the over 55's conveniently located for the Beach and Town Centre.



Weylands Court is a block of twelve apartments with two separate entrances. Benefitting from a share of the freehold, no ground rent is payable and residence have decision making power over major works. Number three is situated on the top floor giving beautiful sea and town views. There is a garage located en bloc with additional visitor parking and communal grounds. The apartment is just a short walk to the town centre, beautiful beach North Lodge Park and promenade. The Apartment is for the over 55's only. and enjoys two double bedrooms served by a generous shower room, fitted kitchen and dual aspect lounge/diner with stunning panoramic views and French doors out onto the westerly facing balcony. There is no holiday letting permitted.

Entrance Hallway

Door to the side aspect from the communal landing, access to all rooms, radiator, further recess, wall mounted consumer unit, digital thermostat and heating programmer and security entry phone system.

Lounge

17' 3" x 14' 10" (5.26m x 4.52m)

Double aspect room with Upvc double glazed windows to the side aspect with sea views, further matching door and window leading to the balcony with further views of Cromer towards the sea and church. radiator.

Kitchen

12' 3" x 7' 1" (3.73m x 2.16m)

Fitted with a comprehensive range of wall and base units comprising cupboards and drawers, butchers block work surface with inset one and a half bowl stainless steel sink drainer with mixer tap, plumbing for domestic appliances and further undercounter space, breakfast bar, tiled splashbacks, space and point for an electric cooker, upvc double glazed window with sea views and wall mounted gas fire central heating boiler,

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m)

Upvc double glazed window to the rear aspect, radiator, fitted wardrobes with hanging space and shelving and drawers.

Bedroom Two

13' 11" x 9' 4" (4.24m x 2.84m)

Radiator and Upvc double glazed window to the rear aspect.

Shower Room

7' 8" x 6' 4" (2.34m x 1.93m)

Glazed double shower enclosure with fitted thermostatic Briston shower unit, WC and wash hand basin, part tiled walls, radiator, opaque upvc double glazed window to the side aspect, wall mounted electric fan heater,

Communal Landing

Cupboard storage,

Garage

En bloc garage 3rd one in from the front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total 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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Weylands Court Overstrand Road, Cromer

- No onward Chain
- Top Floor Two Bedroom Apartment
- Panoramic Sea and Roof Top Views
- Garage and Balcony
- No Ground Rent & Share of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109041 - 0003

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