



Church View Flats Bond Street, Cromer NR27 9DA

welcome to

Church View Flats Bond Street, Cromer

****FOR SALE VIA TRADITIONAL AUCTION - GUIDE PRICE - £70,000 - £80,000****

An upper floor one bedroom apartment situated in the heart of the coastal town of Cromer with additional study



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3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

An upper floor one bedroom apartment situated in the heart of the coastal town of Cromer overlooking the 15th century church and with rooftop sea views with modern fitted kitchen having integrated appliances, study/work room, no chain and requiring decorating and some modernising.

Entrance

Front door leading to entrance hall, radiator, wall mounted consumer unit.

Study/Bedroom Two

8' 9" x 6' 7" excluding recesses (2.67m x 2.01m excluding recesses)
High level windows with borrowed light from lounge,

Bathroom

7' 10" Max x 7' 4" Max (2.39m Max x 2.24m Max)
Comprising modern 3 piece suite, panelled bath with telephone style mixer tap and shower attachment, wash hand basin with vanity storage unit and WC, mirror, extractor fan, heated towel radiator and further radiator.

Bedroom One

11' 5" excluding wardrobe x 10' 11" (3.48m excluding wardrobe x 3.33m)
Range of built in wardrobes to one wall with hanging space and shelving, further storage cupboards with wall mounted combination gas boiler, window to the rear aspect and radiator.

Kitchen

12' 11" x 7' 3" (3.94m x 2.21m)
Comprehensive range of modern style cupboards and drawers, work surface with one and a half bowl sink, integrated washer/dryer, dishwasher, fridge freezer, oven and combination convection microwave oven, induction hob, inset spotlights, opening leading to the lounge.

Lounge

14' 9" x 12' 2" (4.50m x 3.71m)
2 x double glazed sash windows to the front overlooking Cromer church and 2 radiators.



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Church View Flats Bond Street, Cromer

- Upper Floor One Bedroom Apartment
- No onward Chain
- Modern Kitchen with appliances
- Double Glazing,
- Gas Central Heating

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



guide price

£70,000

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.localagent.com



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Property Ref:
CRM109105 - 0006

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