

property details **approval form**

Flat 18 Trafalgar Court, Cromer Road, Mundesley, Norwich, Norfolk, England, NR11 8DB

Date: 14 July 2026

Property Ref and Version: CRM109287 - 0005



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ

T 01263 513764 **E** Cromer@williamhbrown.co.uk

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>> **price**

£130,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1988.

>> **key features**

- > Sitting pretty in the coastal village of Mundesley
- > Apartment served by both stairs and a lift
- > A well equipped kitchen
- > A lovely sitting room with large windows, which flood it with light.
- > A full bathroom
- > Lots of owner and visitor parking
- > Council tax band A
- > EPC Rating: D

>> **short description**

A really well-appointed flat in the popular seaside village of Mundesley. With hard floors throughout, it has been stylishly decorated to make it move in ready for its next owners.

>> **long description**

A lovely first floor apartment, within sought-after Trafalgar House, this home is served by both stairs and a lift and enjoys a position at the far end of the corridor, so no-one passes your private front door. The large windows to the front of the property flood both the living room and kitchen with light and can be opened to really embrace the sea-air, while the bedroom window enjoys shade, keeping it cooler. A generous double bedroom and full bathroom, along with lots of owner and visitor parking makes this property a real find.

Our Opinion: "This is a lovely flat and would suit first time buyers and downsizers alike. Often a phrase used too freely, this one is turnkey ready."

>> **directions**

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>> **Agent Note**

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>> room description

Communal Entrance Hall

A large and impressive entrance hall with a sweeping staircase to the first floor, this apartment block is also served by a lift.

Property Entrance Hall

A small entrance hall provides a warm welcome.
laminate flooring.

Living Room

Large UPVC windows flood this lovely sitting room with light. With plenty of room to relax, this is the perfect place to unwind after a busy day.

Kitchen

A well-appointed room with contemporary base and wall units and a laminate floor. This room includes a built in oven and hob, extractor hood, space for a washing machine or dishwasher. space for a fridge freezer and a breakfast bar.
UPVC windows to front

Bedroom

A generous-size double room with laminate flooring and a UPVC window to the side.

Bathroom

A grey suite comprising of a bath with shower over, a wc and a hand basin.
UPVC window to side.

Parking

There are a handful of resident parking spaces directly to the front of the building and a large car park for owners and visitors to use directly opposite.

Access

There are steps to the front of the property and an electric door with a key code panel. We understand that there is also level access at the rear.

Heating

Electric heating throughout.

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>> **room description**

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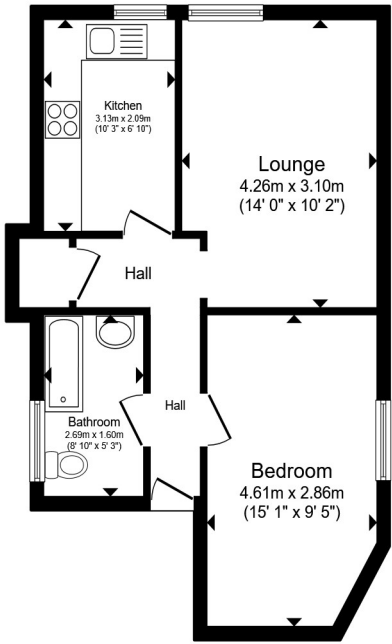
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>> floor plan



Total floor area 42.4 m² (457 sq.ft.) approx
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.propertybox.io



>> approval

Signature		Date
Lynda Gotts-White		
Mr H.E. Carlton		