

property details **approval form**

Flat 3 Upton House, 2 St. Margarets Road, Cromer, Norfolk, NR27 9DG

Date: 01 June 2026

Property Ref and Version: CRM109216 - 0009

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**

offers in excess of £250,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2013.

>> **key features**

- > **** VACANT POSSESSION****
- > Parking space to rear
- > Two Bedrooms
- > Private Balcony
- > Open plan Kitchen/Lounge/Dining area
- > EPC Rating: D

>> **short description**

A fantastic, well presented 2 bedroom flat within easy walking distance to the vibrant town of Cromer. This property offers a private balcony, rear parking space and a large open plan well appointed kitchen/lounge/diner.

>> **long description**

Cromer is a vibrant and historic North Norfolk coastal town, well known for its sandy beaches, iconic pier, independent shops, cafés and restaurants. The surrounding coastline and countryside provide outstanding opportunities for outdoor pursuits and Cromer has excellent transport links to neighbouring villages, making it an exceptional place to live and work.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Carpet, radiator, intercom, storage cupboards

Kitchen/Lounge/Dining

17' 2 x 15' 1 (5.18m 2 x 4.57m 1)

Fully fitted kitchen, splashback, stainless steel sink, tiled flooring, gas hob, electric oven with extractor, Valiant boiler, integrated fridge. integrated washing machine,

Lounge

Double-glazed window to rear, double-glazed window to balcony, carpet, two radiators.

Bedroom One

10' 9 x 10' 9 (3.05m 9 x 3.05m 9)

Double-glazed window to side, carpet, radiator.

Bedroom Two

10' 7 x 10' 7 (3.05m 7 x 3.05m 7)

Double-glazed window to side, radiator, carpet

Bathroom

Bath with shower/over, W.C., sink basin, fully tiled walls and floor, radiator/towel rack, spotlights

Balcony

12' 0 x 3' 11 (3.66m 0 x 0.91m 11)

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>> **room description**

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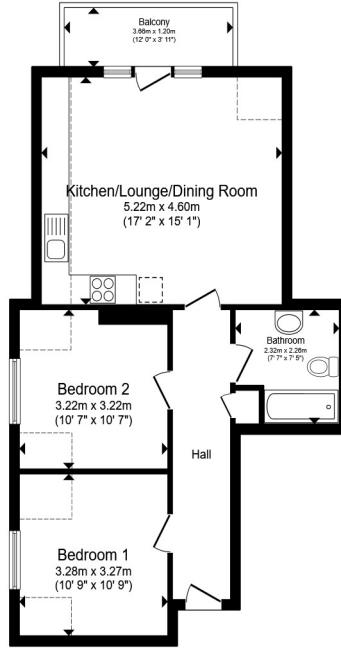
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>> floor plan



Total floor area 59.2 m² (637 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

	Signature	Date
Matthew Smith		
Mr S. Javeri		

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