



Church View Flats Bond Street, Cromer NR27 9DA

welcome to

Church View Flats Bond Street, Cromer

****FOR SALE VIA TRADITIONAL AUCTION - GUIDE PRICE - £90,000 - £100,000****

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



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.

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be

made in daylight hours only and entry into such sites is entirely at the viewers risk

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.



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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

£90,000 - £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109105 - 0004

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