

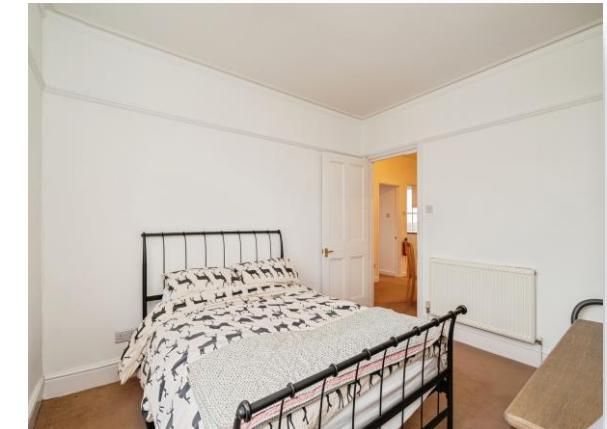


**Clevedon House Prince Of Wales Road, CROMER NR27 9HR**

**welcome to**

## **Clevedon House Prince Of Wales Road, CROMER**

A well maintained Second floor Two Bedroom apartment right in the heart of Cromer town boasts stunning views of the sea, Evington Lawns, the church and rooftops of Cromer town



**A two bedroom second floor apartment with Sea Views, excellent decorative order, central heating and double glazing situated in the heart of Cromer, just a short walk to the beach and Cromer Pier.**

**Close to transport links and local amenities, making it attractive for both permanent living and holiday lets..**

**Cromer is a popular seaside town in North Norfolk, known for its Victorian architecture, coastal walks, and vibrant community**

#### **Entrance**

Front door leading to entrance vestibule, wall mounted consumer unit and electricity meter, half glazed door leading to the entrance hall, security entry phone system, radiator and access to all rooms.

#### **Lounge**

Wall mounted electric fire, radiator, upvc double glazed sash windows with sea views, picture rail.

#### **Kitchen**

Fitted with comprehensive range of base and wall units comprising cupboards and drawers, work surface with stainless steel one and a half bowl sink with mixer tap, plumbing and space for domestic appliance, further undercounter appliance space, wall mounted gas fired combination boiler, space and point for an electric cooker with cooker hood above, upvc double glazed windows with sea views and rooftop views over cromer,

#### **Bathroom**

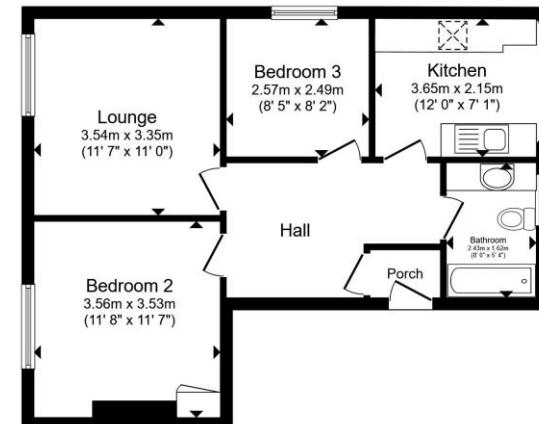
Fitted with a three piece suite comprising panelled bath with tiled splashbacks and electric shower over, WC and vanity unit with storage and inset hand wash basin with monobloc mixer tap, shaver point, light, mirror and cupboard storage above, opaque upvc double glazed sash window to the front aspect, chrome heated towel radiator,

#### **Bedroom One**

Upvc double glazed sash window with sea views, radiator, picture rail, built in wardrobe to chimney recess with hanging space and shelving,

#### **Bedroom Two**

Upvc double glazed window with sea views and radiator.



Total floor area 53.3 m<sup>2</sup> (573 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.co](http://www.propertybox.co)



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welcome to

## Clevedon House Prince Of Wales Road, CROMER

- Two Bedroom Second Floor Apartment
- Stunning Views to all Windows
- Double Glazing and Central Heating
- Located in the heart of Cromer
- No onward Chain

Tenure: Leasehold EPC Rating: C

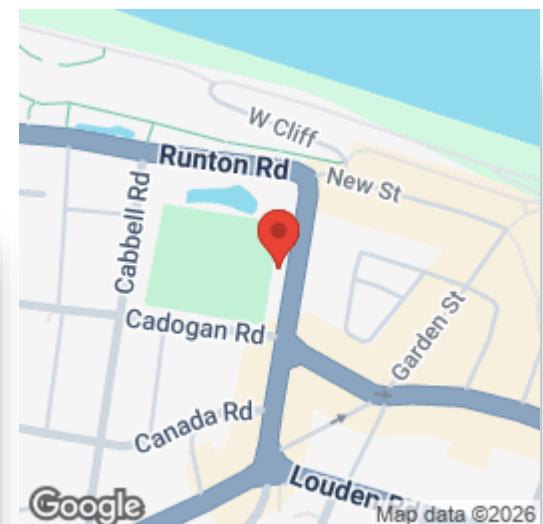
Council Tax Band: A Service Charge: 1714.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1979.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CRM109109 - 0005

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