



## 3 Weylands Court Overstrand Road, Cromer - NR27 0AL

£200,000 Leasehold

Chain free • Top floor 2-bedroom apartment • Panoramic views towards the sea & Cromer church • Share of freehold with no ground rent • Balcony with westerly aspect • Residents aged 55+ • Secure entry phone system • Communal grounds & visitor parking • Garage en-bloc

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### 3 Weylands Court, Cromer

Get that holiday feeling every day, with this spacious two bedroom apartment close to beaches, cafes, shops, the pier and the centre of Cromer. The sea and church views are stunning, including your personal front row seat for the fireworks festival at Carnival and New Year.

The apartment is accessed via a secure entry phone system and offers bright, comfortable accommodation throughout. The dual-aspect lounge/diner benefits from plenty of natural light, sea views and French doors opening onto a westerly-facing balcony, providing an ideal spot to enjoy the outlook and afternoon sun.

The fitted kitchen includes a range of wall and base units with butcher's block work surfaces, while both bedrooms are well-proportioned doubles. The principal bedroom benefits from fitted wardrobes, and the accommodation is completed by a spacious shower room.

Outside, the development is set within communal grounds with visitor parking, and the property also benefits from a garage en-bloc.

With only 12 Apartments, Weylands Court is a comfortable and welcoming community, well administered and with a share of Freehold - so no ground rent. Residents have a voice in any improvements or repairs. There is a healthy reserve fund in case of any maintenance issues. Although these apartments are exclusively for the over 55's they are not retirement flats.

Number three is ready to move into, but also offers the opportunity to make it yours with your own personal touches. and is chain free,

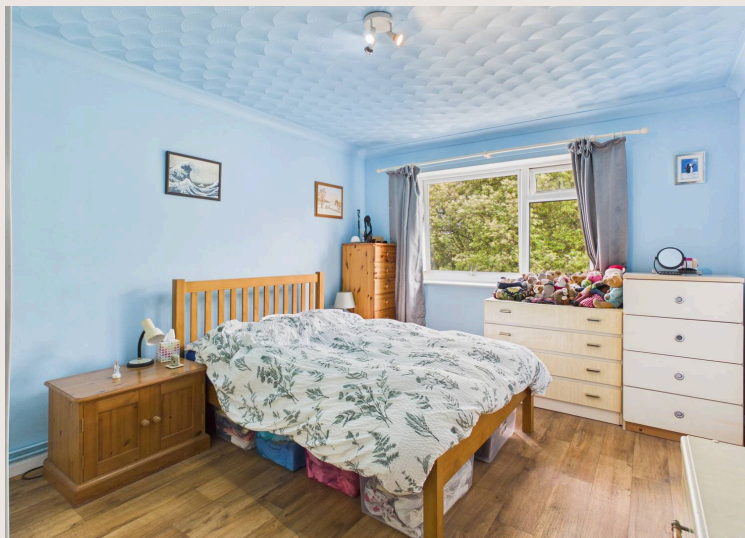
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## Come in & see us

If you'd like to know more about this home, get in touch or pop into our Cromer branch. Whether it's a quick question about the property or a chat about selling your own home, we're here to help with straightforward advice.



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