

Arnolds | Keys



72, Kings Chalet Park Overstrand Road, Cromer, NR27 0DJ

Price Guide £60,000

- Semi detached chalet
- Two bedrooms
- Communal gardens
- Close to beach and shops
- Leasehold
- Openplan lounge/kitchen
- Parking
- No onward chain

Kings Chalet Park Overstrand Road, Cromer NR27 0DJ

A semi detached chalet being sold fully furnished on popular site in the town of Cromer. Just a short walk to the beach and town centre. The chalet is leasehold and is well presented. This would make an ideal holiday let or holiday retreat. Having a westerly aspect and views looking over the roof tops towards the town.



Council Tax Band: A



LOUNGE

Entrance door opening into the lounge area with UPVC double glazed windows to the front with roof top views over the town. Laminate wood flooring. Ceiling light, wall mounted TV point, Pine latch doors to bathroom and bedrooms. Open plan to

KITCHEN

UPVC double glazed window to the rear, laminate wood flooring, range of base and drawer light wood units with black work surface over. Inset stainless steel sink unit with mixer tap, inset electric hob and built in cooker. Matching range of wall mounted units. Provision for fridge/freezer. Ceiling light.

SHOWER ROOM

UPVC double glazed window to rear. Vinyl effect wood flooring, vanity unit with wash hand basin, storage cupboard beneath, WC. Walk in shower cubicle with electric shower over and glazed sliding shower screen. Ceiling light.

BEDROOM ONE

UPVC double glazed window to the front, laminate wood flooring, ceiling light

BEDROOM TWO

UPVC double glazed window to the rear, laminate wood flooring, ceiling light. Storage shelving with electricity meter.

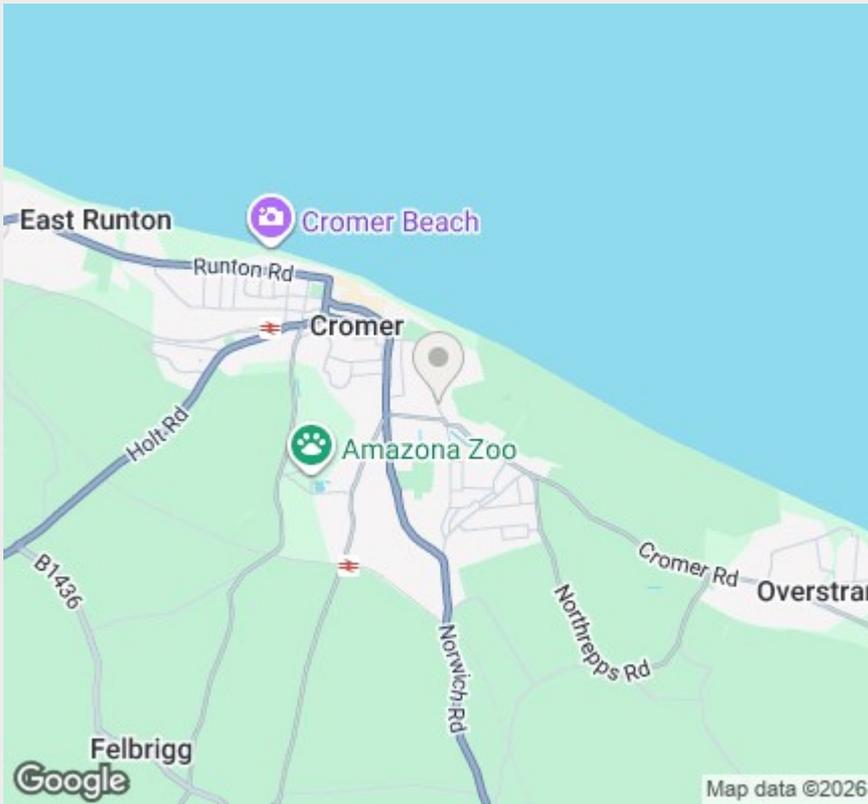
OUTSIDE

There is a large communal grass area to the front, with views over the roof tops which is southwesterly facing. The main carpark is to the left with adequate parking.

AGENTS NOTE

This is a Leasehold property with 57 years remaining. mains electricity, water and mains sewage all connected. Council tax band A. The Ground rent is £1879.84 inclusive of VAT and Service Charge for electricity is £146.30.





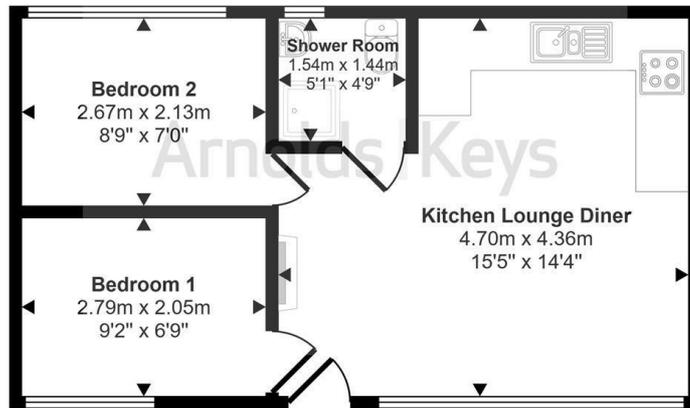
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
33 sq m / 356 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

