



**Flat 7, Surrey House, Surrey Street, Cromer, NR27 9EZ**

**Price Guide £200,000**

- Ground floor apartment
- Open plan living/kitchen
- Town centre location
- Pets allowed
- Two bedrooms
- Gas central heating
- Holiday letting permitted
- No onward chain

# Flat 7, Surrey House, Surrey Street, Cromer NR27 9EZ

A perfectly located ground floor apartment situated in the heart of the town with a stone's throw from the promenade and beach.

This bright and well proportioned apartment is Leasehold with a long lease and has the added benefit of being allowed to holiday let and have pets at the property. Being offered with no onward chain, two bedrooms, bathroom and open plan living/kitchen area with the bonus of having its own private entrance door.



Council Tax Band: A



## **ENTRANCE**

UPVC black double glazed door to entrance area, with laminate wood flooring, ceiling light, UPVC double glazed window to the side. Solid wood door with glazed side panel opening to:

## **OPEN PLAN LIVING AND KITCHEN**

### **KITCHEN**

Modern fitted kitchen with cream base units, solid wood work surface over, inset stainless steel washing machine with mixer tap over, built in dishwasher, cooker, electric hob and extractor hood above. Provision for under counter fridge and freezer. Brick style tiled splashbacks, matching range of wall mounted cupboards. LED spot lighting, breakfast bar, laminate wood flooring, opening to:

### **LOUNGE AREA**

Large bay window with UPVC double glazed sash style windows, radiator, LED spot lighting, laminate wood flooring, door to:

### **HALLWAY**

Doors to bedrooms and bathroom, utility cupboard and large storage cupboard. Further solid wood door to communal entrance area. Carpet, radiator and LED spot lighting.

### **UTILITY CUPBOARD**

Large cupboard with provision for washing machine, shelf and wall mounted gas central heating boiler.

### **BEDROOM ONE**

UPVC double glazed sash style window to the side, carpet, radiator, ceiling light, double doors opening to built in wardrobe.

### **BATHROOM**

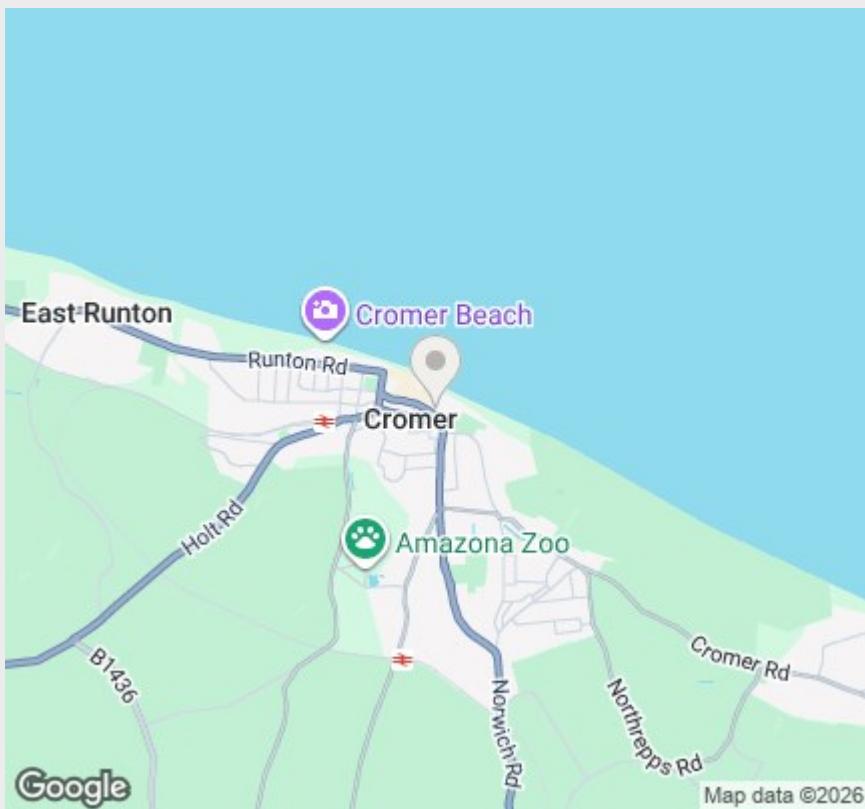
UPVC double glazed sash style window to the side. Tiled flooring and walls, panelled bath with central mixer tap, wall mounted shower off the system, glazed shower screen. Heated towel rail/radiator. Low level WC, pedestal hand basin. LED spot lighting.

### **BEDROOM TWO**

UPVC double glazed sash style window to the side. Carpet, radiator and ceiling light.

### **AGENTS NOTE**

This is a Leasehold property with a 125 year lease from 2020. Service charge £280, Ground rent £125 per annum. All mains services are connected. This has a council tax band A.



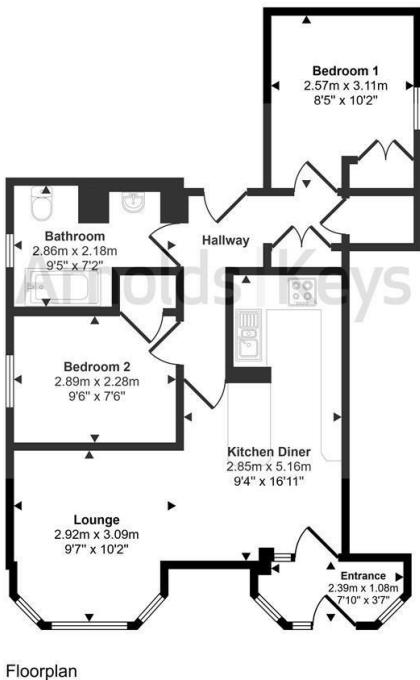
## Viewings

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		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
54 sq m / 583 sq ft



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.

