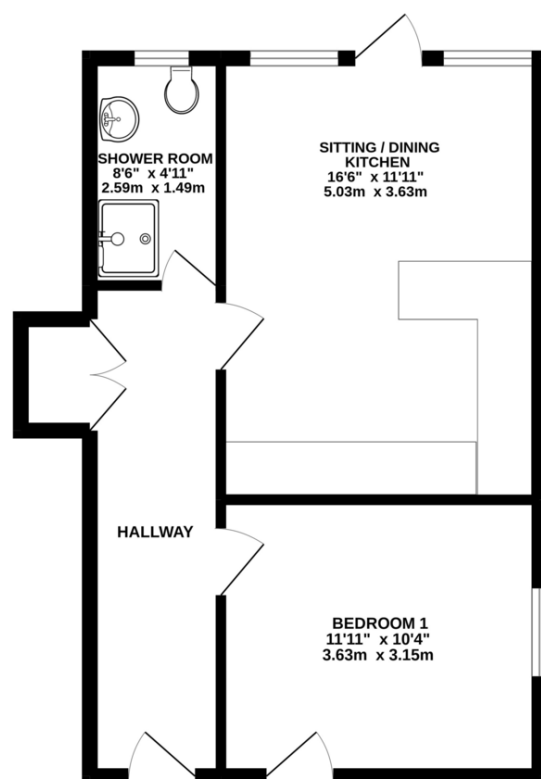


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



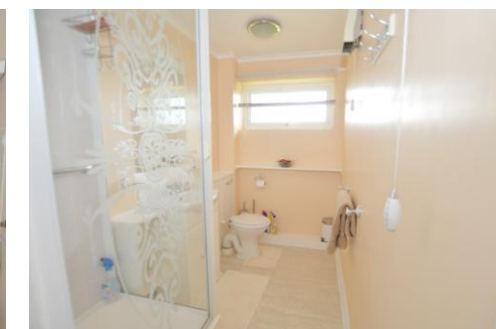
TOTAL FLOOR AREA: 462 sq.ft. (42.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



90c Cromer Road, Mundesley. NR11 8DD

Guide £141,000

A ground floor apartment set in a purpose built block of six flats. The property is an ideal First time buyer home or second home, with just a short walk to the beach and village centre of Mundesley. The apartment comes with open plan sitting/dining/kitchen areas, good size double bedroom and shower room. The apartments also has off road parking and a single garage.

The property is Lease hold and has 121 years remaining and NO ONWARD CHAIN.

- Ground Floor Apartment
- Openplan Sitting/kitchen Area
- Garage & Off Road Parking
- Close to the Beach & Shops
- No Onward Chain

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BEDROOM

UPVC sealed unit double glazed window to the rear, carpet, wall mounted storage heater, ceiling light.



SHOWER ROOM

UPVC sealed unit double glazed window to the front, pedestal wash hand basin, low level WC, separate shower cubicle, vinyl flooring, ceiling light.

OUTSIDE

The ground floor apartment sits in a block of six, with communal gardens to the front, all beautifully well maintained with pathway leading round to the rear of the property where there is a communal drying area and a block of six garages. This garage can be found in the centre of the block with electric up and over style door and personal door to the rear. The garage is accessed down Seaview Road and then onto a track leading to the garages.

Property Description

ENTRANCE HALL

UPVC sealed unit entrance door into entrance hallway, doors to all rooms, carpet, electric storage heater, ceiling light, door to AIRING CUPBOARD with shelving and lagged cylinder.

OPEN PLAN SITTING/DINING/KITCHEN

Range of base and wall units in white with wood work tops over, provision for a cooker, fridge and washing machine. Inset stainless steel sink unit with mixer tap over. Matching wall cupboards and glass display units. Breakfast bar.

Opening into the Sitting Room with views over the gardens, Glazed windows and door to the front, carpet, TV point, ceiling light point.



AGENTS NOTE

This property is Leasehold with 121 years remaining. The service charge is £350 per annum and Ground Rent is £100 per annum. Mains Electric, water and drainage are connected to the property. This is a Council Band A

