



17 Merchants Court, Cromer, NR27 9GW

£350,000

- Lovely views
- 2 bedrooms
- Beach on your doorstep
- EPC Rating: TBC

A rare opportunity to acquire this stunning ground floor apartment just yards from the sea front and with amazing views! The property has 2 bedrooms (1 en-suite) a large lounge/dining room, kitchen and allocated parking. Share of freehold and no upward chain! Call Henleys for more details.



Property Description

OVERVIEW

Merchants Court is a luxury purpose built apartment block located right at the top of The Gangway in the centre of the town. This property is unique as it has a lovely outside space with amazing views of the North Sea. The property itself has sea views from the lounge and the kitchen, Add to this an allocated parking space, share of the freehold and no upward chain, rarely do such wonderful properties come to the market!

ENTRANCE

A communal entrance hall to the rear of the complex leads to the main door to the apartment. A lift serves all floors along with a intercom entry phone.

HALLWAY

From the hall, doors lead to the lounge/dining room, the two bedrooms, the kitchen, airing cupboard and bathroom. Most doors have stained glass borrowed lights above them. Carpeted flooring and a wall mounted radiator.

LOUNGE/DINER

Double glazed windows and two sets of French doors open to the outside space. Lovely views of the North Sea can be seen from all the windows. Carpeted flooring, feature wood effect gas fire with mantelpiece surround, TV, phone and radio points, intercom entry phone and wall mounted radiator. Central ceiling rose.

KITCHEN/BREAKFAST ROOM

Twin double glazed sash windows with sea views and views down the Gangway. A range of base and wall mounted units with worktops over. Integral appliances include an electric oven and grill, a four ring gas hob with extractor fan and downlight over, built-in fridge and freezer, washing machine and dishwasher. Inset ceiling downlights, wine rack and wall mounted gas boiler. Wood effect laminate flooring and a wall mounted radiator.

MASTER BEDROOM & ENSUITE

Double glazed sash window with carpeted flooring, wall mounted





radiator, dimmable wall mounted lights and a built-in wardrobe. Door to en-suite.

The en-suite has a walk in shower, vanity wash hand basin, dual-flush WC, towel rail heater and extractor fan, inset ceiling downlights and dual voltage shaver point.

FAMILY BATHROOM

A three piece suite which includes a bath with mixer shower attachment, vanity wash hand basin and dual flush WC. Tiled throughout with a wall mounted radiator and vinyl flooring.

BEDROOM 2

Twin double glazed windows with carpeted flooring, radiator and walk-in wardrobe with sliding mirror doors.

EXTERIOR

The property has a hard landscaped area surrounded by a wall. Amazing sea views can be seen from the outside area.

PHONE POINTS

Each room has a phone point.

PARKING

The apartment has an allocated parking space and there is further visitor parking.

TENURE

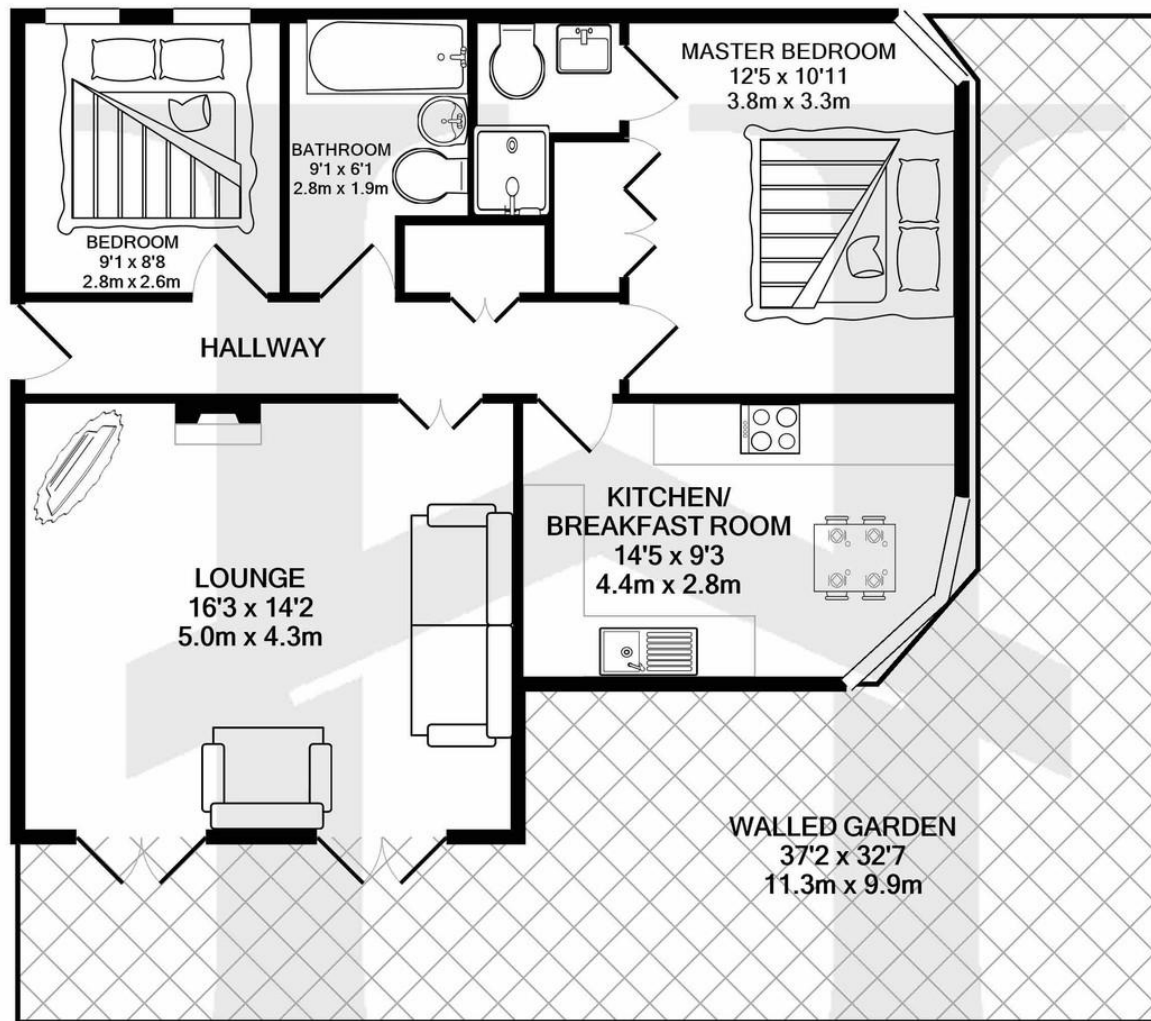
The property has a lease which has approx. 102 years left. The property is also sold with a share of the freehold.

Annual Charges: 2020: £1200 p.a.

RESTRICTIONS

The complex does not allow holiday lets or pets.





%epcGraph_c_1_334%

15 West Street, Cromer, Norfolk,
NR27 9HZ

☎ 01263 511111
✉ cromer@henleysea.co.uk
henleysea.co.uk

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.