



WEYLANDS COURT

Overstrand Road, Cromer, NR27 0AL

Offers Over £200,000 Leasehold - Share of
Freehold

Overstrand Road

Cromer,
NR27 0AL

Offers Over
£200,000

Leasehold - Share of Freehold

- CHAIN FREE
- Panoramic views across Cromer towards the sea and church
- Top Floor Two Bedroom Apartment
- No Ground Rent and Share Of Freehold
- Balcony, Central Heating, Double Glazing
- Convenient location within walking distance of the town centre & beach
- Secure entry phone system, communal grounds and visitor parking
- Attractive development of just 12 apartments for residents aged 55+
- Offering a peaceful and friendly community environment
- 15' 8" x 7' 4" Garage En-Bloc

Agents Note

Tenure: Leasehold with a share of the freehold

EPC Rating: C

Council Tax Band: B

Service Charge: 1400.00

Ground Rent: N/A

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976.

Weylands Court is an attractive and well-kept development of just twelve apartments, designed exclusively for residents aged 55 and over, offering a peaceful and friendly community atmosphere. Apartment Three occupies a desirable top-floor position, enjoying wonderful panoramic views across Cromer towards the sea and the town's iconic church, while being just a short stroll from the town centre, beach and promenade, North Lodge Park, local bus stops, the hospital and doctor's surgery.

Accessed via a secure entry phone system and set within pleasant communal grounds with visitor parking, the property also benefits from an en-bloc garage, conveniently positioned third from the front. Inside, the apartment offers bright and comfortable accommodation including two well-proportioned double bedrooms, with the principal bedroom featuring fitted wardrobes providing generous hanging space, shelving and drawers, all served by a spacious shower room. The dual-aspect lounge/diner is a particularly inviting space, filled with natural light from uPVC double-glazed windows with charming sea views and French doors opening onto a westerly-facing balcony — a perfect place to sit back and enjoy the coastal outlook and evening sun. The fitted kitchen offers a comprehensive range of wall and base units beneath warm butcher's block work surfaces,

The property is leasehold with a share of the freehold, meaning no ground rent is payable and residents retain a say in major decisions affecting the building. It benefits from a 950-year lease.



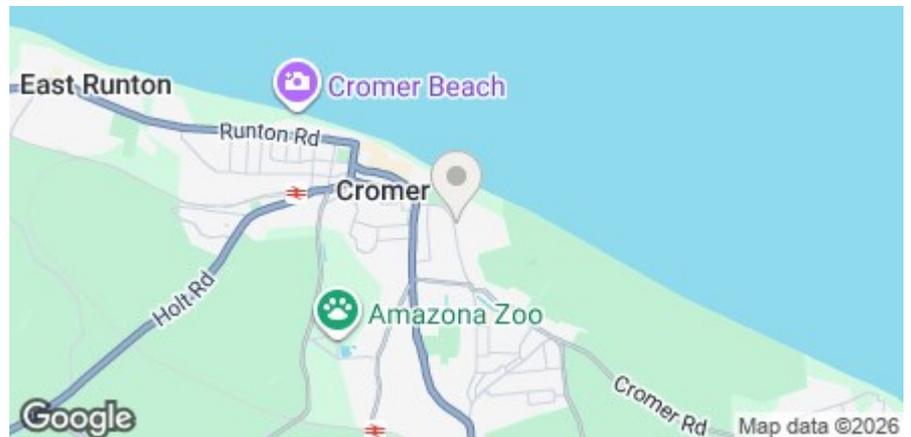




PROPERTY INFORMATION: 15 WEST STREET, CROMER, NORFOLK, NR27 9HZ

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC 	



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