



## TRAFALGAR COURT, CROMER ROAD MUNDESLEY, NR11 8DD

£120,000  
LEASEHOLD

This immaculate one bed, top floor apartment has amazing countryside views and is ideally located close to the beach and village centre. It is presented to a very high standard in a grand historic building. No upward chain.

**H**  
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# TRAFALGAR COURT, CROMER

- No upward chain
- Beautifully presented
- Ideal holiday/2nd home
- Fantastic views
- Close to beach and village centre



## OVERVIEW

Trafalgar Court is a historic former hotel which has been sympathetically restored and converted into apartments. Its history includes housing the military during WW2. This immaculate 1 bed, top floor apartment has panoramic countryside views with sea glimpses and is in excellent condition. The apartments external walls have been insulated. The apartment is being sold with no upward chain.

## FIRST IMPRESSIONS

The main entrance opens into a hallway with intercom entry phone. On entering the building you will see grand ornate staircases rising to all floors and high ceilings with original cornices. The magnificent atrium receives natural light from the roof light through the octagonal openings to all floors. A lift serves all the floors and there is access to a second staircase.

## APARTMENT ENTRANCE

The main door opens into a hallway with a door entry intercom. From the hallway doors open to the lounge, bedroom, kitchen, shower room and storage cupboards.

## LOUNGE

A double glazed window gives a stunning panoramic view of the countryside and sea glimpses. Feature fireplace and surround with inset coal effect electric fire. Wall mounted convector heater and carpeted flooring. Period coving and central ceiling rose.

## KITCHEN

The kitchen has a double glazed window with panoramic countryside views. The kitchen has a range of base and wall mounted units with worktops and inset sink and draining board. Built-in electric oven and grill, inset ceramic four ring hob with filter extractor and downlight over. Breakfast bar with cupboards below. Space for fridge, a freezer and a dishwasher. Instant hot water system and plinth electric fan heater.

## BEDROOM

A double glazed window offers a stunning panoramic countryside views. Wall mounted electric convector heater and carpeted flooring. Period coving and ceiling rose.

## SHOWER ROOM

Borrowed light to the kitchen. Shower cubicle, wash hand basin and WC. A cupboard has plumbing and spaces for a washing machine and tumble drier.

## LEASE DETAILS

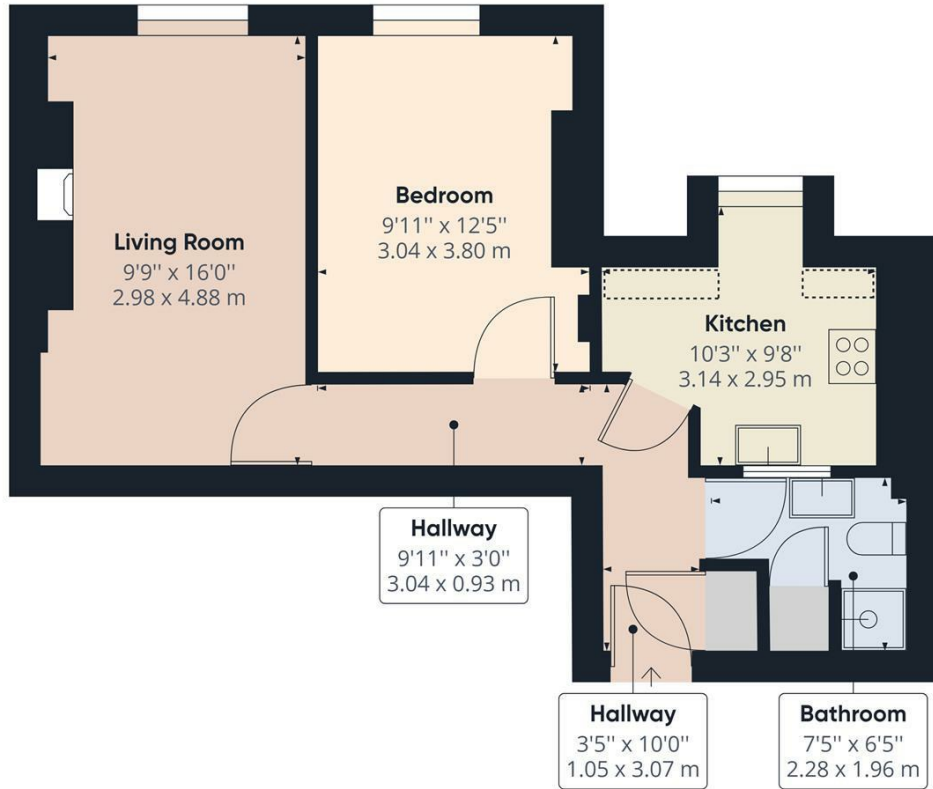
Approx. 150 years remaining  
Service Charges: Approx. £1500 per annum  
Ground Rent: £50 per annum

## PARKING

Opposite the building is a communal parking area.

# 30 TRAFALGAR COURT, CROMER





Approximate total area<sup>(1)</sup>  
464.26 ft<sup>2</sup>  
43.13 m<sup>2</sup>

Reduced headroom  
7.61 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HENLEYS**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements