

Flat 18, Trafalgar Court, 42 Cromer Road

OIRO £130,000 Leasehold

We are delighted to present this exceptional one-bedroom flat, an ideal opportunity for first-time buyers, those seeking a coastal holiday home, or investors looking for a lucrative buy-to-let property. Situated on the first floor of the renowned Trafalgar Court, formerly known as 'The Grand Hotel,' this well-presented flat offers a desirable living environment.

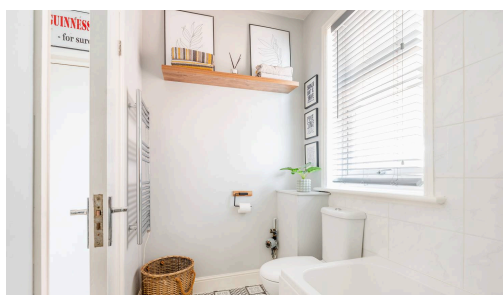
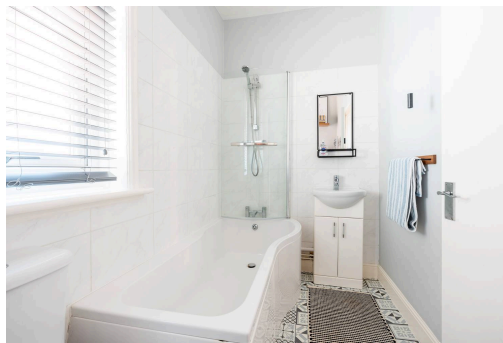
Location

Trafalgar Court enjoys a prime position along Cromer Road in the charming coastal village of Mundesley. Just moments from the seafront, this sought-after location offers easy access to the sandy beach, clifftop walks, and picturesque sea views. Residents benefit from nearby local amenities including independent shops, cafés, pubs, and a well-regarded doctors' surgery, all within walking distance. Excellent public transport links connect the area to nearby market towns and the vibrant city of Norwich, making it an ideal setting for those seeking relaxed coastal living with everyday convenience.



Trafalgar Court, Cromer Road

Upon entering the property, you are welcomed by a hall entrance leading to the spacious double bedroom, a comfortable lounge area, a modern fitted kitchen, and a well-appointed bathroom. With tasteful decor and quality finishes throughout, this property provides a sense of warmth and sophistication.



Offering a turn-key solution, this flat is ready for immediate occupation, ensuring a hassle-free transition for its new owner.

Trafalgar Court boasts attractive communal areas that showcase original period features, adding to the charm and character of the building. Residents can take advantage of off-road parking facilities, providing convenience and security. Additionally, the property benefits from lift access to the upper floors, ensuring ease of movement for all occupants.

Conveniently located, this flat is in close proximity to a wealth of amenities, including local shops, pubs, restaurants, and medical services, catering to all daily needs. For those who enjoy leisurely strolls, the seafront and sandy beach are just a short walk away, allowing residents to embrace the beauty of the coastal surroundings.

Agents Notes

We understand this property will be sold leasehold, with 162 years remaining on the lease.

Ground rent - £50/year

Council Tax band: A

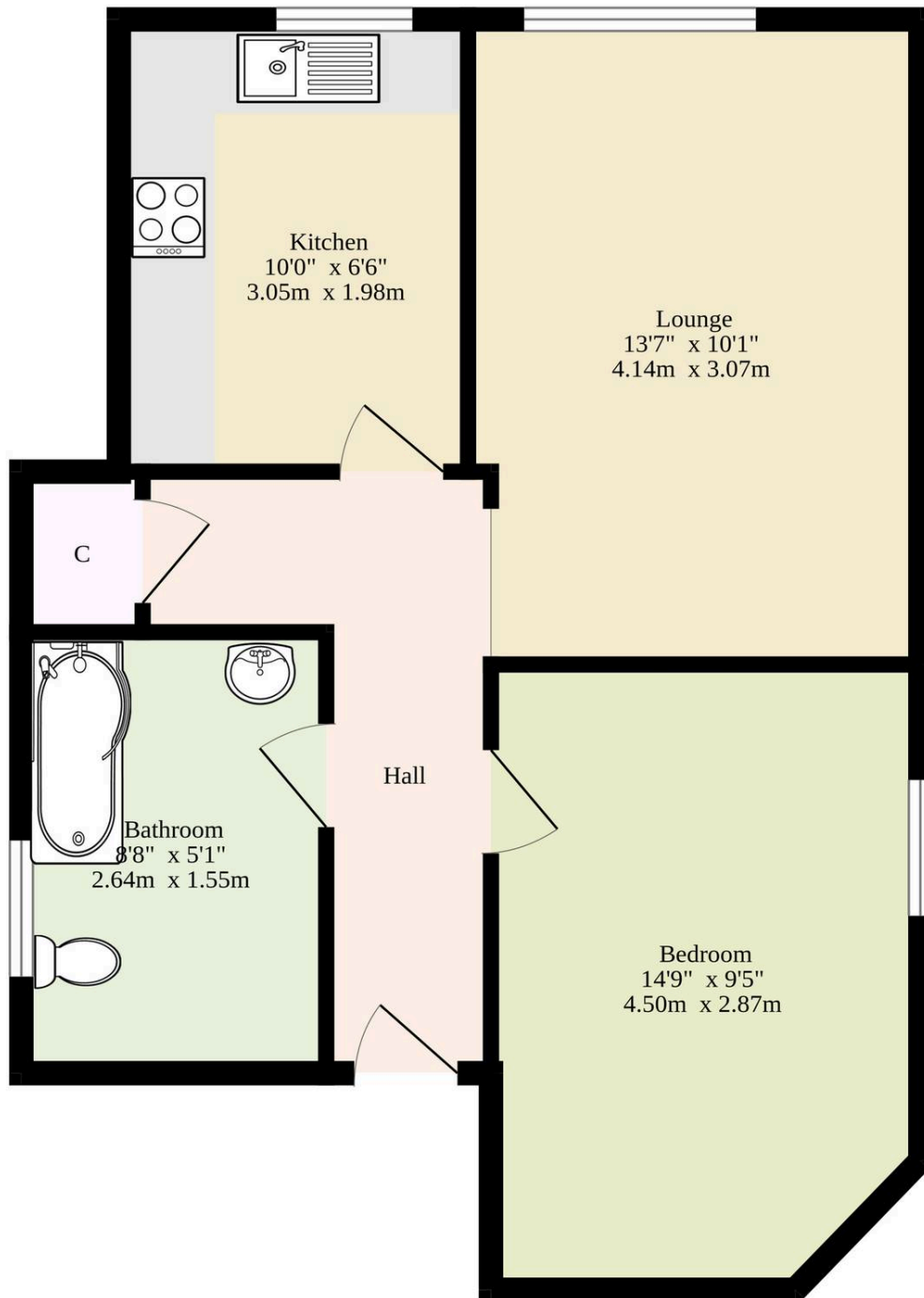
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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