

Lot 21 By order of Urban Point Property Management Ltd

**Flat 6, Dormy House, 2 Cromer
Road, Sheringham NR26 8RP**
GUIDE PRICE: £40,000



**FIRST FLOOR ONE BEDROOM FLAT WITH
INVESTMENT INCOME**

This first floor one bedroom flat forms part of an attractive building that has been converted into flats. The property is situated within easy reach of the town centre mainline station and the sea front. The flat is currently let on a statutory periodic tenancy that commenced on 6/6/2009 at a rent of £350 pcm (£4,200 pa) and is sold with the benefit of this ongoing income. The property will therefore be of interest to investment purchasers.

ACCOMMODATION

One bedroom, living room, shower room, kitchen

TENURE

Leasehold – new 99 year lease granted upon completion
Ground Rent: £250 pa

LOCAL AUTHORITY & TAX RATING

North Norfolk District Council 01263 513811
Council Tax Band: A

VENDORS SOLICITORS

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VIEWING TIMES

By appointment through the Auctioneers