

Lot 22 By order of Urban Point Property Management Ltd

**Flat 9, Dormy House, 2 Cromer
Road, Sheringham NR26 8RP**
GUIDE PRICE: £50,000



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

This first floor two 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 26/3/2010 at a rent of £375 pcm (£4,500 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 to be granted upon completion

Ground Rent: £250 pa

LOCAL AUTHORITY & TAX RATING

North Norfolk District Council 01263 513811

Council Tax Band: A

VENDORS SOLICITORS

Chris O'Dell

Legal Department

Urban Point

Oriel House

52-54 Coombe Road

New Malden

Surrey KT3 4QF

020 8336 4959

VIEWING TIMES

By appointment through the Auctioneers