

**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**

Chris O'Dell  
Legal Department  
Urban Point  
Oriol House  
52-54 Coombe Road  
New Malden  
Surrey KT3 4QF  
020 8336 4959

**VIEWING TIMES**

By appointment through the Auctioneers