



## CROMER ROAD MUNDESLEY, NR11 8DD

**£142,500  
LEASEHOLD**

This charming ground floor one bedroom apartment at 90C Cromer Road, Mundesley offers a lovely balance of comfort, convenience and setting, with open countryside views enjoyed from the reception room creating a real sense of calm and space.

The apartment is well-presented throughout, providing a welcoming home that would suit first-time buyers, downsizers or those looking for a peaceful coastal bolt-hole.

Outside, the property benefits from neatly maintained grassed communal areas to both the front and rear, perfect for enjoying the surroundings, along with parking for one car and a single garage offering valuable storage.

Positioned close to Mundesley's amenities and beautiful coastline, this is an appealing home in a sought-after village location.

**henleys**  
ESTATE AGENCY SIMPLIFIED

## CROMER ROAD

- Ground floor one bedroom apartment
- Countryside views from the reception room
- Well-presented and welcoming throughout
- Grassed communal areas to front and rear
- Parking for one car plus single garage
- Peaceful village setting close to Mundesley amenities

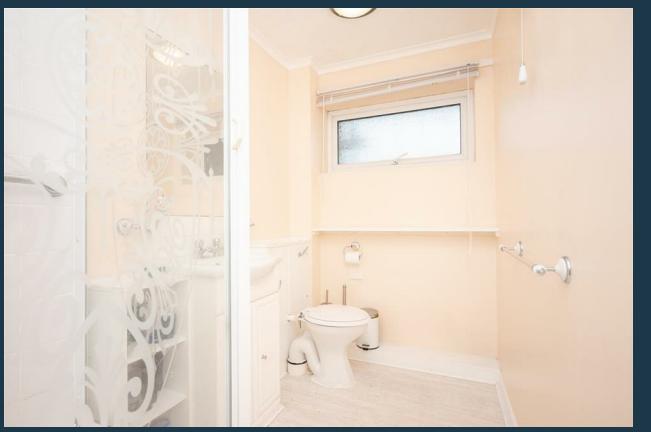
### Agent's Note

Years remaining: approx. 118 years

Service charge: £371.59

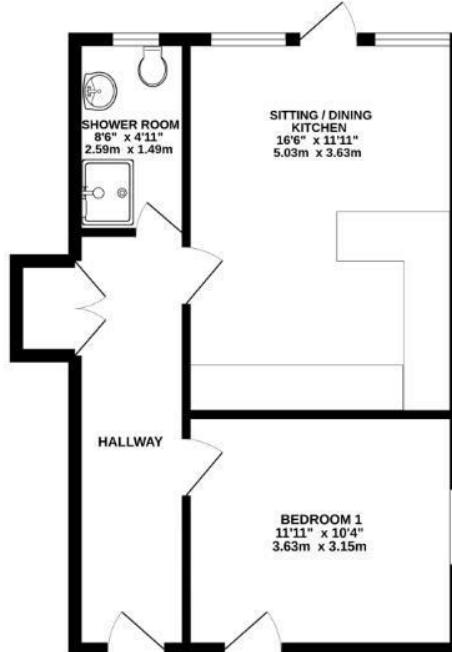
Buildings insurance: £187.54

Ground rent: £104



## 90C CROMER ROAD





TOTAL FLOOR AREA: 462 sq ft (42.9 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 inaccuracy. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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