



## IMMANUEL HOUSE BOND STREET , CROMER, NR27 9DA

£250,000  
FREEHOLD

This brand new 2 bed duplex apartment is ideally located for the town and sea front. Built to the highest specification, the lease allows pets, holiday lets and sub-letting so it would make an ideal investment or a first or second home.

999 year lease with share of the freehold. Only 2 remaining please call Henley's to arrange a viewing.

# IMMANUEL HOUSE BOND STREET

- Brand new • Holiday lets permitted • Central town location • 2 bedrooms (1 en suite) • High specification • Great investment opportunity



## OVERVIEW

Immanuel House is a Victorian property ideally located for the town centre. It has been converted into 5 brand new one and two bed apartments built to the highest specification and latest regulations. Rarely available in the town , the flats will allow holiday lets as well as long term lets and pets. The property will be sold with a brand new lease and share of the freehold. This apartment is over two floors.

## COMMUNAL HALLWAY

Stairs to all floors. Intercom entry system.

## ENTRANCE LOBBY

From the entrance lobby to the apartment, solid oak doors open to the two bedrooms and bathroom. A further door opens to the stairway to the living /kitchen area.

## BEDROOM 1 & EN SUITE

Double glazed tilt and slide sash windows to the front aspect with views of Cromer Church. Carpeted flooring and radiator. A door opens to the en-suite.

The en-suite has a walk-in shower, vanity wash hand basin and dual flush WC. Chrome towel rail heater,

## BEDROOM 2

Double glazed sash window to the front aspect.

## BATHROOM

There is a bath with shower mixer tap , dual flush WC and wash hand basin. Chrome towel rail heater.

## KITCHEN/LOUNGE/DINING AREA

The open plan living/dining/kitchen area has Velux skylights. The fully equipped fitted kitchen has all the mod cons you require including built-in washing machine, dishwasher, fridge and freezer. Built-in storage cupboards with soft close doors and drawers. LVT wood effect flooring and wall mounted radiators. Inset ceiling downlighting. Eaves storage cupboards. Inset ceiling downlighting.

## LEASE DETAILS

The property will have a brand new 999 year lease which will allow pets, holiday and long term lets. Once all the apartments are sold, the freehold can be transferred to the new owners.

## PARKING

There is no parking with the apartment but there is unrestricted parking and public car parks within a very short distance.

## FLAT D IMMANUEL HOUSE BOND





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**H**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.