



PARK ROAD , CROMER, NR27 0EA

£180,000
LEASEHOLD

**** CHAIN FREE ** GREAT FOR GOLF LOVERS ****

This well presented two bedroom maisonette in the amenity rich residential area of Suffield Park comprises of a spacious living room, a bright and airy kitchen/dining room with space for dining table and a kitchen island with breakfast bar, two double bedrooms and family bathroom.

Overlooking Ferns Field in Suffield Park, this two bedroom apartment would make a great first home or a great coastal town getaway.

Call Henleys to book a viewing

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ESTATE AGENCY SIMPLIFIED

PARK ROAD

• **** CHAIN FREE **** • Off road parking • Spacious Living Room • Close to Cromer Golf Club • Bright and Airy Kitchen/Dining Room • Views of Ferns Field • Close to local amenities and shops • Two double bedrooms • Close to hospital/doctors surgery • Share of freehold



Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste.

Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

Overview

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Overlooking Ferns Field in Suffield Park, this two bedroom apartment would make a great first home or a great coastal town getaway.

Kitchen/Dining Room

Double glazed sash windows to side aspect, wall mounted radiators, wall and base units including island, granite effect laminate worktop, integrated dishwasher, space and plumbing for washing machine, integrated oven, gas hob with integrated cooker hood above, stainless steel sink with drainer and mixer tap, space for dining table, tiled splashbacks and carpeted floor.

Living Room

Double glazed sash windows with a view of Cromer church and sight of the sea, wall mounted radiator, decorative coving, traditional decorative fireplace (not in use) with stone tile hearth, timber fire surround, wall mounted mirrored area above fireplace and carpeted floor.

Landing

Doors leading to bedrooms and family bathroom.

Velux window to the rear aspect. Loft hatch with access for extra storage space

Bedroom One

Fixed panel glazed window to front aspect with a view of Cromer church and sight of the sea, wall mounted radiator, and carpeted floor

Bedroom Two

Fixed panel glazed window to rear aspect, wall mounted radiator, and carpeted floor

Family Bathroom

Velux window to side aspect, wall mounted radiator, pedestal basin, close coupled dual flush WC, bath with shower over, glass shower screen, wall mounted mirror and storage, tiled splashback and tiled floor.

Agents Note

88 years remaining of 125 year lease.

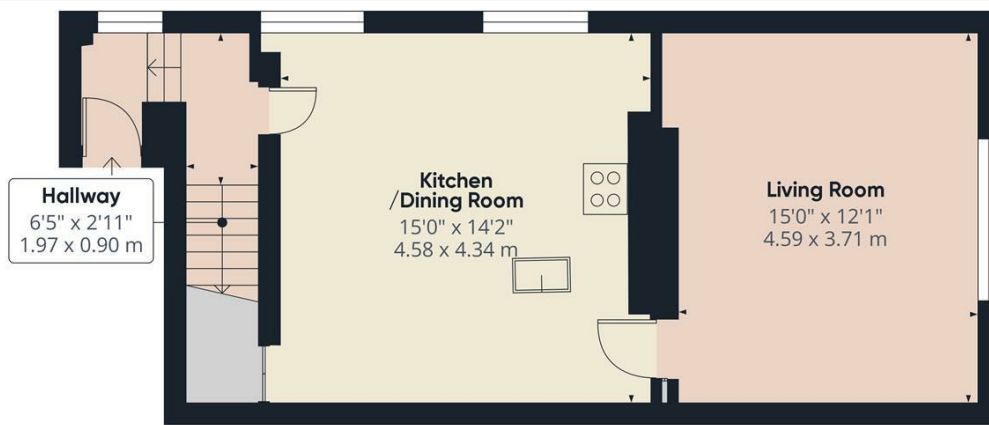
Ground Rent £25 per year

Annual Service Charge £0.

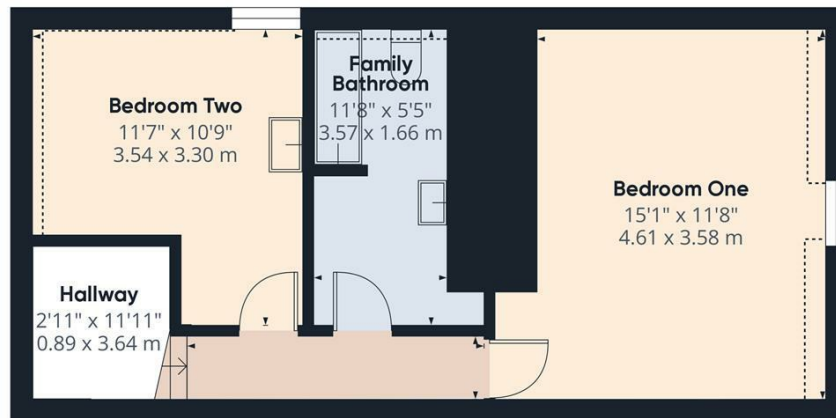
Glaven Court block is maintained by the residents-owned management company.

3 GLAVEN COURT PARK ROAD





Ground Floor



Floor 1

Approximate total area*
850.03 ft²
78.97 m²

Reduced headroom
22.07 ft²
2.05 m²

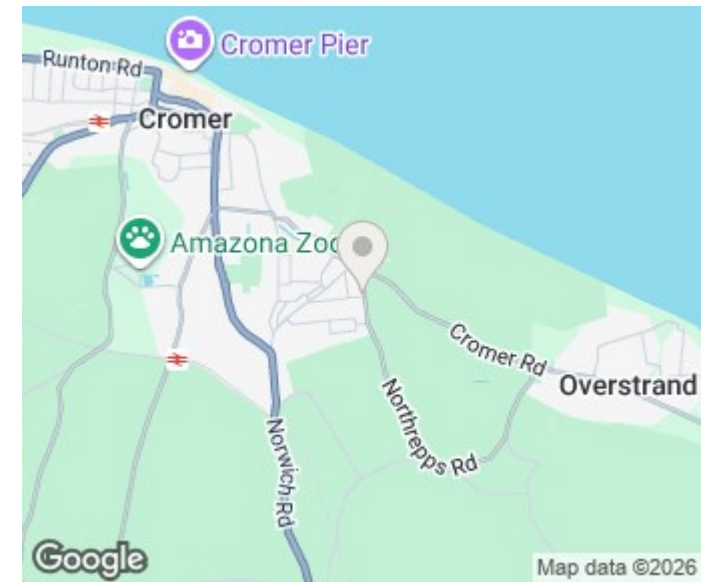
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

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