



**VICARAGE ROAD
CROMER, NR27 9DQ**

**£215,000
LEASEHOLD - SHARE OF FREEHOLD**

***** CHAIN FREE *****

This stunning and spacious first floor apartment lies in a residential area of Cromer within a five minutes walk from the town centre with a wealth of independent shops, cafes and stunning beaches Cromer has to offer. The apartment consists of two double bedrooms, spacious lounge - diner, family bathroom and fitted kitchen. The property also comes with a private parking space.

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VICARAGE ROAD

- First floor Apartment • Chain Free • Two double bedrooms • Family Bathroom • Utility room • Lounge - Dining room • Fitted Kitchen • Stunning throughout • Private parking space to the rear • Fantastic location



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.

Overview

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This stunning and spacious first floor apartment lies in a residential area of Cromer within a five minutes walk from the town centre with a wealth of independent shops, cafes and stunning beaches Cromer has to offer. The apartment consists of two double bedrooms, spacious lounge - diner, family bathroom and fitted kitchen. The property benefits from recently installed

new double glazed sash windows and a private parking space.

Communal Entrance Hall

The communal entrance hall to the building is immaculate with stunning tiled floor and stairs off to the first and second floor.

Entrance hall

Lovely light and spacious hallway with wall mounted intercom, carpets, radiator and doors leading off.

Kitchen

Double glazed window to the front, wall and base units, sink drainer, built in Neff dishwasher, oven and hob with extractor fan and fridge freezer. Radiator, part tiled and wood effect flooring.

Walk - In Utility Cupboard

Walk in utility cupboard containing Worcester Bosch wall mounted gas boiler supplying domestic hot water and central heating, plumbing and space for washing machine, plus additional storage.

Lounge - Diner

Large double glazed bay window to the front, carpets, radiator and stunning fireplace with woodburner.

Bedroom

Double glazed window to the side, carpets and radiator.

Bedroom

Double glazed window to the rear, carpets and radiator.

Bathroom

White three piece suite comprising of panelled bath with shower over, low level WC, wash hand basin, and tall towel rail.

Parking

To the rear of the property is a private parking space included within the sale. Communal gardens to the front of the property.

Agents Note

The actual square footage of the property is 674 sq ft according to the original developers in 2006.

Flat 3 is one of a small well maintained development comprising of 6 flats at 23/25 Vicarage Road. The owners of the six flats hold the freehold and manage the building together. Flat 3 is on the first floor of 25 Vicarage Road..

Mains - gas, electric, water & drainage.

Council tax band - A

EPC - C

Leasehold with 1/6 share of freehold.

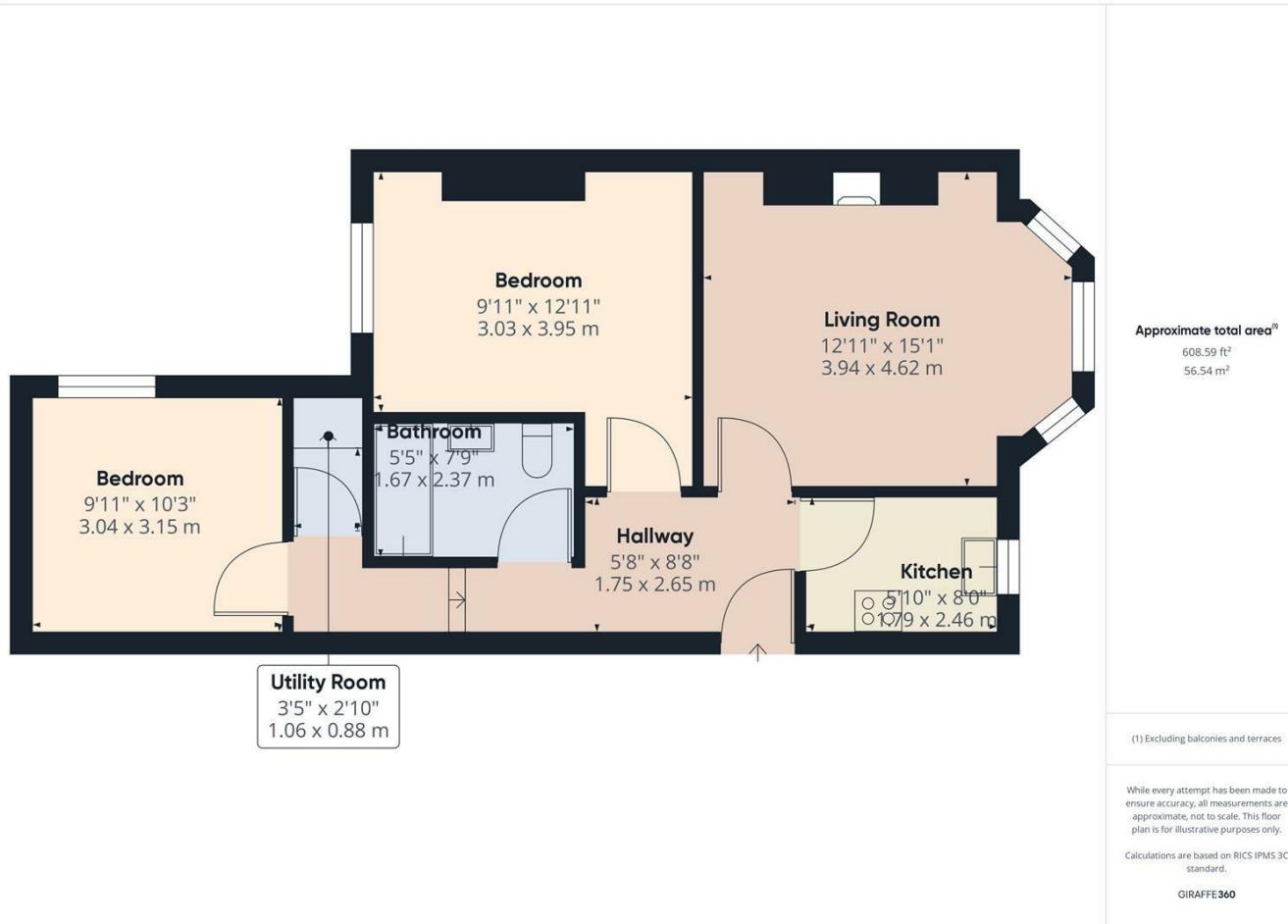
Service charges £500 per annum. Includes proportional share of buildings insurance.

Ground rent £50 per annum.

No pets. No Holiday lets."

FLAT 3, 23 VICARAGE ROAD





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 81 |
| (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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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.