



**NORWICH ROAD,
, CROMER, NR27 0AZ**

£170,000
LEASEHOLD - SHARE OF FREEHOLD

On the market with no onward chain is this well presented first floor apartment offering two bedrooms and with the benefit of a garage and off road parking, a valuable commodity so close to the town centre.

Offered with a long lease and a share of the freehold, this apartment offers an excellent opportunity to provide a lovely seaside home for both permanent or holiday use. The accommodation has full gas fired central heating and sealed unit glazing.

Call Henleys to arrange a viewing

henleys
ESTATE AGENCY SIMPLIFIED

NORWICH ROAD,

- Close to schools • Off road parking AND garage • Close to town centre • Two Bedroom • Large Kitchen/Diner • First Floor • Close to hospital/GP & beach • Share of freehold • Call Henleys to arrange a viewing



Cromer

Voted by "The Times" Newspaper second best place to invest in the country.

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

This two bedroom apartment in the popular location of Norwich Road in Cromer comprises of a bright and airy living room, a family bathroom, a spacious kitchen and the aforementioned two bedrooms. The property also boasts off road parking and a garage, a valuable commodity so close to the centre of Cromer.

Communal Entrance

The communal entrance is to the right hand side of the building through a private entrance gate. Inside the building, up one flight of carpeted stairs is the flat entrance.

Hallway

Double glazed window to rear aspect, wall mounted radiator, high ceilings, carpeted floor and doors to living room, bathroom, kitchen, bedroom 1 and bedroom 2.

Living Room

Double glazed window to rear aspect, wall mounted radiators, decorative coving and carpeted floor.

Kitchen/Diner

Double glazed window to side aspect, wall and floor units, stone effect laminate worktop, stainless steel sink and drainer with mixer tap, freestanding electric cooker with extractor over, space and plumbing for a washing machine, wall mounted

boiler, freestanding fridge/freezer, space for dining table, tiled splashback and tile effect vinyl flooring.

Family Bathroom

Double glazed obscured window to rear aspect, bath with grab handles, low level cistern single flush WC, wall mounted washbasin, tiled splashback, tile effect vinyl flooring and wall mounted radiator.

Bedroom 1

Double glazed windows to rear and side aspect, obscured glass internal window to hallway, wall mounted radiator and carpeted floor.

Bedroom 2

Double glazed windows to rear aspect, two stained glass windows to front aspect, two built in cupboards, wall mounted radiator and carpeted floor.

Outside/Garage

There is a communal area to the rear and side of the building. The apartment also comes with a garage to the rear with up and over door.

Agents Note

999 year lease from 3rd February 2016 (990 years left)

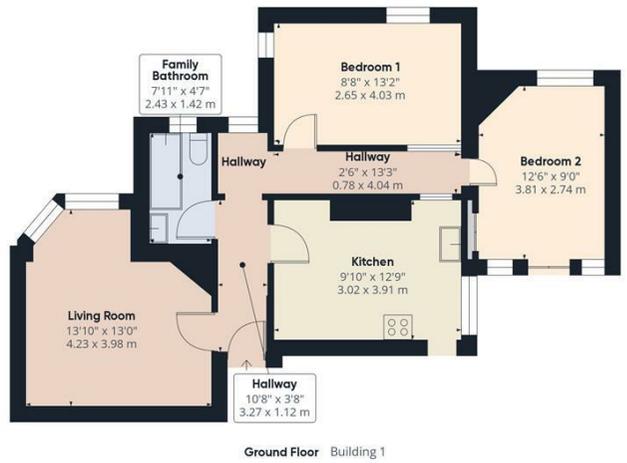
Service Charge £80 per month

Ground Rent £0

Share of freehold

FLAT 4, 23 NORWICH ROAD,





Approximate total area⁹⁹
 754.03 ft²
 70.05 m²

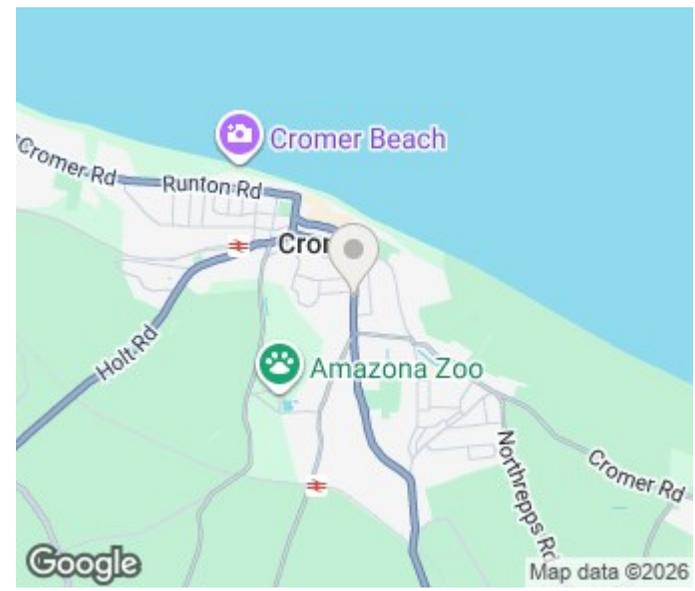


(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(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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