

**BEACH ROAD  
CROMER, NR27 9AL**

**£129,000  
LEASEHOLD - SHARE OF FREEHOLD**

A well presented first floor flat with allocated parking situated close to Cromer Town Centre & Amenities. Comprising Lounge, Kitchen, Double Bedroom, Bathroom and Off Road Parking. . Call Henleys to view.

**H**  
**HENLEYS**  
Residential Sales & Lettings

# BEACH ROAD

- First Floor

Flat • Lounge/Diner • Kitchen • Double Bedroom • Bathroom • Allocated Off Road Parking • Share of freehold • Ideal location • Close to beach, town centre & transport links. • Viewing highly recommended



## Communal Entrance

Entrance doors from both the front and rear aspects, stairs leading to all floors.

## Entrance Hall

Door from communal entrance hall, carpeted flooring, doors to Lounge, Kitchen and Bathroom.

## Lounge

uPVC double glazed bay window to the front aspect, feature fireplace with inset electric fire, TV aerial point, wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling, door to Bedroom.

## Bedroom

uPVC double doors to the front aspect, wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling.

## Bathroom

Panel sided bath with thermostatic shower over, pedestal wash hand basin, close coupled WC, wall mounted gas fired radiator, wall mounted heated towel rail, fully tiled walls, tiled effect vinyl type flooring.

## Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, freestanding electric cooker, fridge freezer, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, wood effect vinyl type flooring.

## Outside

To the rear of the property is a parking area with one allocated parking space.

## Utilities

Mains electricity, gas, water and sewerage connected.

## Mobile & Broadband Coverage

Superfast broadband available. Good mobile coverage indoors and outdoors. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>.

## Agents note

Leasehold with 1/5 Share of freehold

956 years remaining

Ground rent £1.00

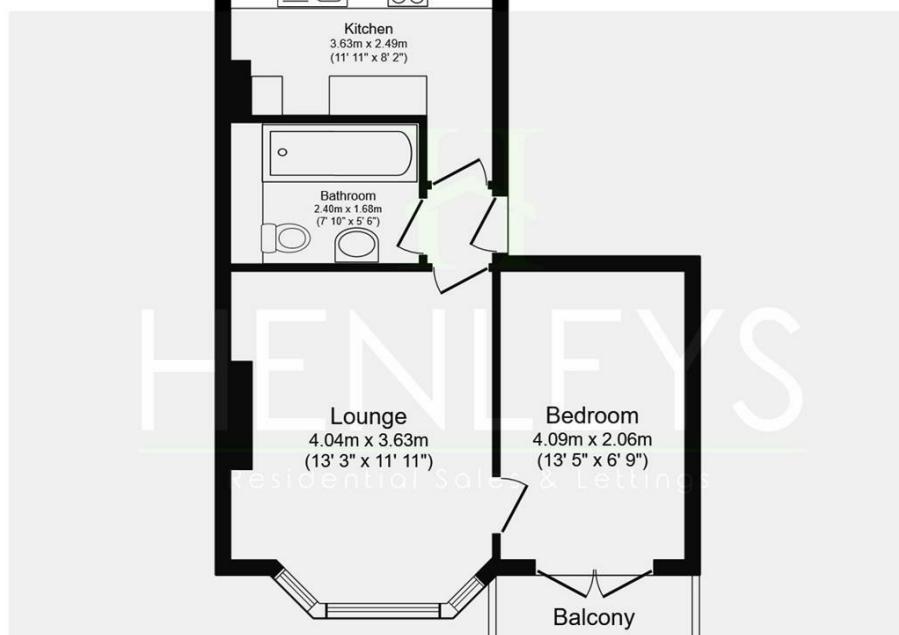
£200 per quarter and this can vary, as agreed by the Freeholders depending on works required but does include building insurance and common area maintenance etc.

Pets currently allowed with consent

Holiday lets not allowed

## FLAT 2, WAVECREST, 5 BEACH





**Floor Plan**

Total floor area 42.0 sq.m. (452 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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		