

## NEW STREET CROMER, NR27 9HP

**£300,000  
LEASEHOLD - SHARE OF FREEHOLD**

With fantastic views of the sea and Cromer's famous grade II listed pier, this three bedroom ground floor apartment at Pier Court would make an excellent holiday home for those after a coastal bolthole.

This grade II listed property comprises of a spacious, light and airy living room with wonderful views of the North Sea, Cromer Promenade and Cromer Pier, the aforementioned three generously sized bedrooms, kitchen/dining room, family bathroom and separate WC.

Whether you are looking for a coastal retreat or a family home, this property is a hugely attractive proposition.

## NEW STREET

- \*\* CHAIN FREE\*\* • Sea Views • Close to town centre • Views of Cromer Promenade, Cromer Pier and beach • Would make a great coastal bolthole • Beautiful traditional features • Call Henleys to arrange a viewing.



### Cromer

As featured in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham ( voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9

miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

### Overview

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### Hallway

Enter from the communal hallway to the apartment's main hallway with high ceilings, decorative coving, hanging pendant lighting, entry phone, coat hooks, wall mounted radiator, above door windows, treated solid timber floorboards and doors to living room, bedrooms one, two and three, kitchen/dining room, bathroom and WC.

### Living Room

Bay window and french doors to the front aspect, wall mounted radiator, traditional open fireplace with electric flame effect fire, ceiling mounted lighting,

picture rail and treated solid timber floorboards.

#### Kitchen/Dining Room

Window to rear aspect, wall and base mounted units with granite effect laminate worktop, sink with drainer and mixer tap, wall mounted radiator, space for freestanding electric cooker, tiled splashback and wood effect vinyl flooring.

#### Bedroom One

Bay window to front aspect, ceiling mounted lighting, painted picture rail, traditional fireplace (not in use) and treated solid timber floorboards.

#### Bedroom Two

Window to side aspect, wall mounted radiator, ceiling mounted lighting, painted picture rail, storage cupboard also housing boiler and treated solid timber floorboards.

#### Bedroom Three

Window to side aspect, french doors to front aspect, wall mounted radiator, ceiling mounted lighting, painted picture rail and treated solid timber floorboards.

#### Bathroom

Wall mounted radiator, roll top freestanding bath, wall mounted mirror, shaver socket, pedestal basin and painted floorboards partially covered with wood effect vinyl.

#### WC

High level obscured window, close coupled dual flush

WC, wall mounted mirror, wall mounted basin and painted floorboards partially covered with wood effect vinyl.

#### Agents Note

Share of Freehold

955 years remaining of 999 year lease (from March 1981)

No Holiday Lets

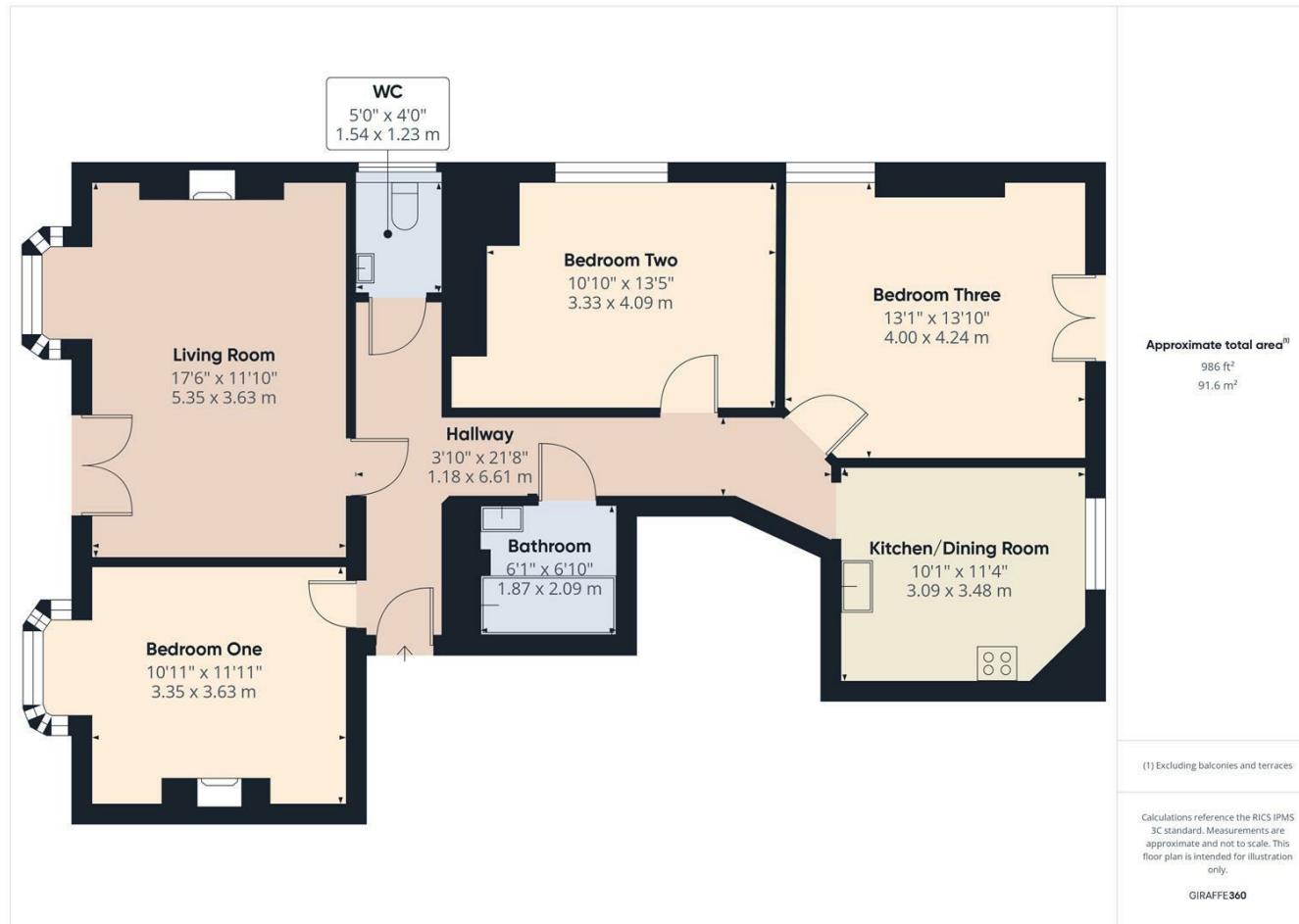
Mains Gas, Electric, Water and Drainage

Annual Maintenance Charge: £1200

EPC Rating TBC

## 2 PIER COURT NEW STREET





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		55	75
EU Directive 2002/91/EC			

**H**  
**HENLEYS**  
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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.