

**CABBELL ROAD
, CROMER, NR27 9HU**

**£295,000
SHARE OF FREEHOLD**

****SUPERB HOLIDAY RENTAL INVESTMENT**** This brand new 2 bed 2nd floor apartment has stunning views and is just yards away from the sea front and town centre. Built to the highest specification, this would make a superb holiday let or second home. Early viewing is highly advised. Call Henleys to view!

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Residential Sales & Lettings

CABBELL ROAD

- Very high specification
- Amazing views
- Perfect location
- 2 bedrooms

OVERVIEW

This is a beautiful Victorian townhouse just a stones throw away from the sea front and a few minutes walk to the town centre. The property has been converted into 4 luxury apartments, built to the highest specification with no expense spared. This apartment is situated on the 2nd floor of the building. From the rear aspect there are panoramic views of the North Sea, Cromer Pier, the town and church, Cromer lighthouse and the countryside beyond. The apartment can be used as a holiday let giving a fantastic return on investment. Rarely do such properties become available in such an enviable location.

COMMUNAL HALLWAY

The front of the property has stone wall with a Victorian wooden door and a video security entry system to each apartment

The front door opens into an elegant Victorian tiled hallway with a wooden staircase with wrought iron spindles.

ENTRANCE TO APARTMENT

The entrance doorway leads to a lounge kitchen / Dinning area , A double glazed door opens onto a balcony area with seating looking out at Cromer and beyond the balcony is accompanied by wrought iron railings and a handrail.

LOUNGE KITCHEN

The open plan kitchen/lounge has double glazed windows to the eastern aspect and double glazed patio



door opening onto a balcony. From these windows, there are stunning views of the sea, Evington Lawns, the pier, Cromer church, the town and far beyond.

The kitchen has a fully equipped range of base and wall mounted units with granite effect worktops over with soft close drawers and cupboard doors. Integral electrical appliances are all manufactured by Bosch. They include a double oven and grill, wine fridge, four ring induction hob with glass extractor hob and downlight over, dishwasher and washing machine, Bosch fridge/freezer. Inset sink and draining board. The new gas combi-boiler is situated in a wall unit.

The lounge area has inset ceiling downlights, TV, HDMI and satellite points and a feature electric wood burner. Chrome power points and light switches. Luxury vinyl tile effect wood flooring and vertical radiator. The balcony has railing and amazing views to the north and east.

MASTER BEDROOM & EN-SUITE

Double glazed bay window with tilt and slide sash windows with sea and windfarm views. Plush carpeted flooring, column radiator. TV point and over-bed wall mounted lights. Door to en-suite shower room.

The en-suite has a quadrant shower with rainfall shower head and flexi-head. Dual-flush WC, luxury vinyl wood effect flooring and vanity wash hand basin. Dual voltage shaver point. Inset ceiling downlights and extractor fan. Marble tiled flooring and chrome towel rail heater.

GUEST BATHROOM

The guest bathroom has a quadrant shower with rainfall shower head and flexi-head, bath with dual rainfall head shower over and glass screen. Dual-flush WC, luxury vinyl wood effect flooring and vanity wash hand basin. Dual voltage shaver point. Inset ceiling downlights, chrome towel rail heater and extractor fan. Tiled throughout.

BEDROOM 2

Double glazed tilt and slide sash windows with sea views. Plush carpeting, over bed wall lights, column radiator and TV point.

PARKING

There is unrestricted parking on Cabbell Rd and Runton Rd just opposite the apartment. Annual permits for public car parks are available from the council.

LEASE, MAINTENANCE & WARRANTY

A brand new 999 year lease with a share of the freehold will be issued.

Estimated annual maintenance charges: £1320 per annum.

The apartment comes with an architects backed 6 year warranty.

SUB LETTING

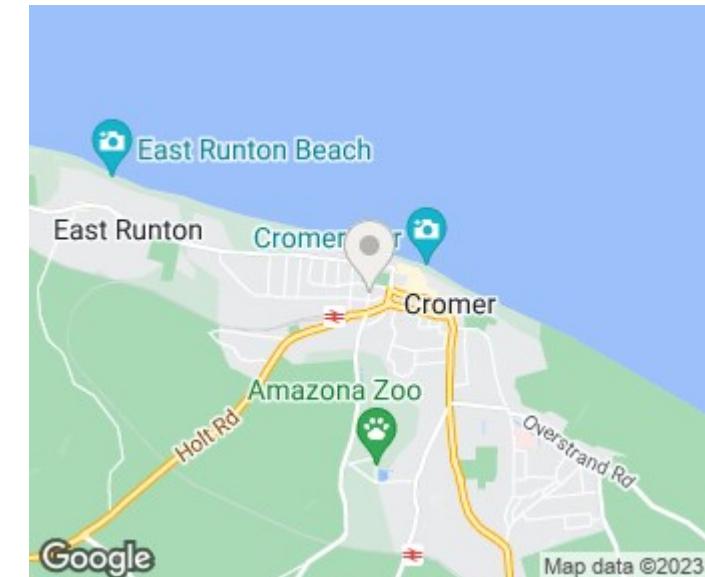
The lease will allow sub-letting and use of the apartment for holiday lets.

EPC

Current B84

5B CABBELL ROAD





| 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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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.