



SWINTON HOUSE, CROMER, NR27 0PZ

£260,000
LEASEHOLD

A fantastic opportunity to purchase this two bedroom ground floor over 55's apartment with private patios to the front and the rear. Situated on the outskirts of the town centre this immaculate apartment is within a stone's throw of the amenities, beach, hospital/doctors surgery, golf course and public transport services. Cromer is becoming a highly sought after seaside town with stunning beaches and pier and independent shops and cafes,

H
HENLEYS
Residential Sales & Lettings

SWINTON HOUSE,

- Chain free • Immaculate ground floor apartment • Sought after exclusive development • Two bedrooms • Shower room • Fitted kitchen • Lounge - Diner • Private patios to the front and rear • Garage & parking • Leasehold



Cromer

As feature 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

A fantastic opportunity to purchase this two bedroom ground floor over 55's apartment with private patios to the front and the rear. Situated just on the outskirts of the town centre this immaculate apartment is within a stone's throw of the amenities, beach, hospital/doctors surgery, golf course and public transport services.

Cromer is becoming a highly sought after seaside town with stunning beaches and pier and independent shops and cafes,

Communal entrance hall

The communal areas to this complex are immaculate with intercom and entry code system. There are stairs and lift to the first floor and second floor.

Entrance hall

Door to the front, wall mounted intercom, built in cupboard, carpets and radiator.

Kitchen

Immaculate kitchen - window to the side, Wall and base units, worktops, built in oven and hob, fridge freezer. washing machine and microwave Display shelving and fitted spot lights and storage cupboard. opening into lounge - dining room.

Lounge - Diner

Double glazed patio doors to the front and the rear both with private patio areas and access to gardens. Carpets,

fireplace with surround and marble effect hearth, wall mounted lights, radiators and TV point.

Bedroom

Double glazed window to the side with fitted blinds, carpets, radiator and fitted wardrobes.

Bedroom

Double glazed window to the side with fitted blinds, carpets and radiator.

Shower room

Fully tiled, radiator, wall mounted chrome towel rail, WC, fitted lights, shower cubicle. Wash hand basin with enclosed cupboard with built in mirror with spot lights, shelving and shaver point.

Outside

Swinton House is kept to a very high standard with communal areas internally and externally kept impeccably. The apartment has private patio's to the front and rear and use of gardens.

Garage

Electric garage door with power and lights

Agents note

Leasehold

EPC - Current 70C - Potential 72C

Council tax band - C

Ground Rent - £100

Service Charges - £1950

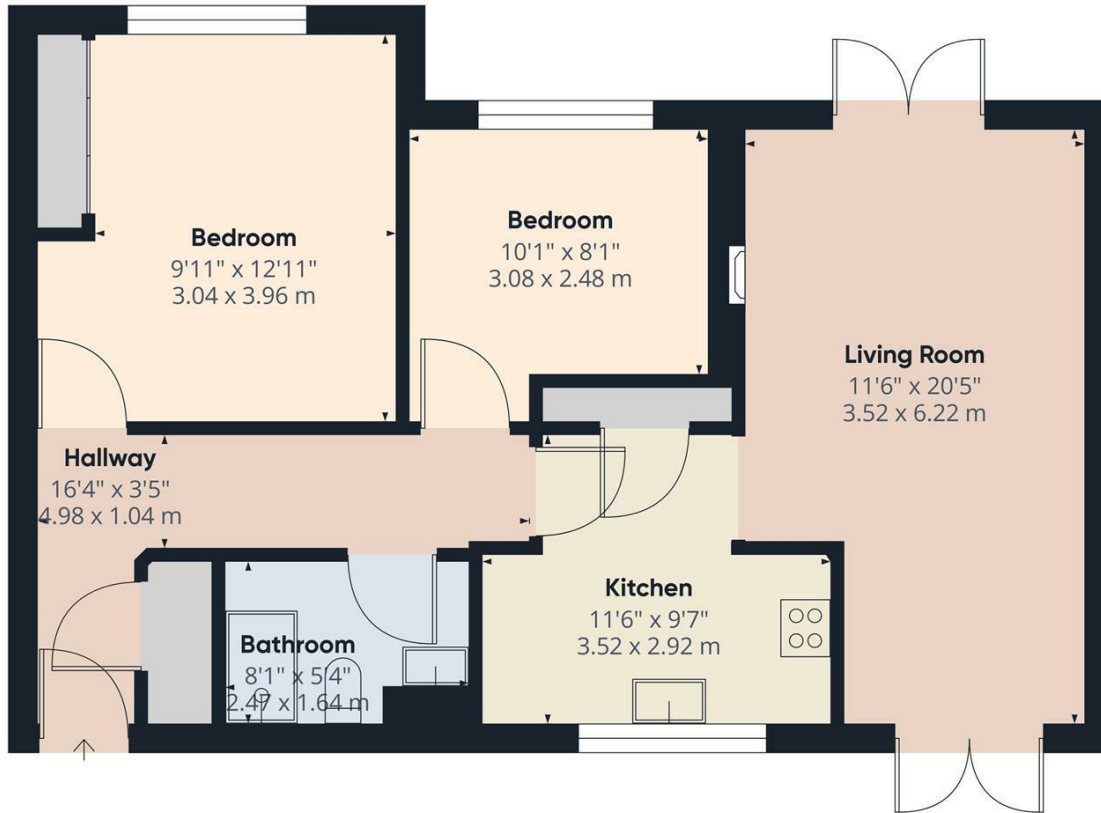
Over 55s

NO Pets

No Holiday lets

1B SWINTON HOUSE,





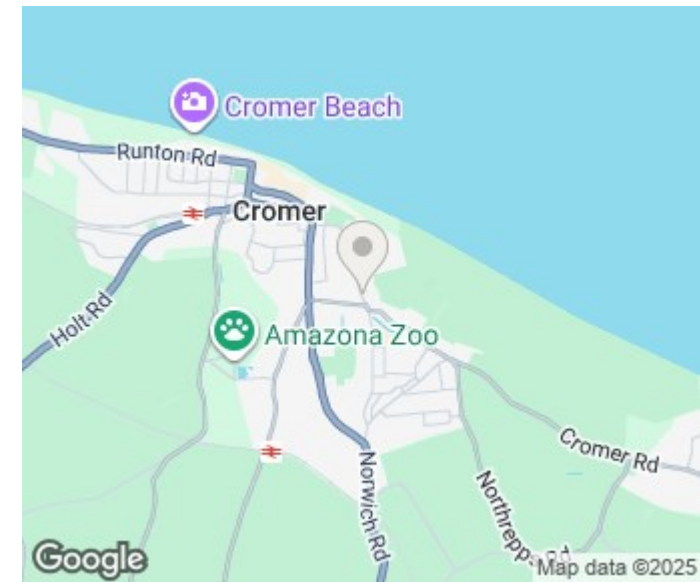
Approximate total area¹⁾
 705.79 ft²
 65.57 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	