



10 CADOGAN ROAD CROMER, NR27 9HT

OFFERS OVER £165,000
LEASEHOLD - SHARE OF FREEHOLD

*** VENDOR HAS FOUND ONWARD PROPERTY ***

A beautifully presented 2 bedroom top floor apartment, conveniently located close to Cromer town centre and only a short walk away from the sea front. With beautiful views, and finished to a high standard, this flat would make a beautiful home by the sea or a warm residence for those who want to be close to amenities.

This property comprises; 2 bedrooms, kitchen/living area, dining area and bathroom. The views over the sea from the rear and over the rooftops from the front are spectacular at this property and have to be seen to be full appreciated. Viewings are highly recommended, call Henleys to arrange a viewing.

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HENLEYS
Residential Sales & Lettings

FLAT 5, 10 CADOGAN ROAD

- Beautiful sea views
- Open plan living
- Top floor apartment
- Views of Evington Lawns
- Share of freehold
- Town centre location
- Stunning views over rooftops and of lighthouse
- Close to beach
- Two bedrooms
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Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Overview

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area, dining area and bathroom. The views over the sea from the rear and over the rooftops from the front are spectacular at this property and have to be seen to be full appreciated. Viewings are highly recommended, call Henleys to arrange a viewing.

Entrance Hallway

Entry into the flat to a bright and airy hallway with space for coat and shoe storage, a built in cupboard, entry phone, window to communal area, carpeted floor, hatch to loft space, doors to Bedroom One, Bedroom Two, Bathroom and glazed door to Living/Kitchen area.

Open Plan Living/Dining and Kitchen Area

Living Area

Double glazed window to rear aspect with beautiful views of Evington Lawns and the sea, wall mounted radiators, tiled fireplace and hearth with electric fire, timber surround and mantelpiece, ceiling light with traditional style rosette, traditional style patterned coving, wall light, carpeted floor and trim to kitchen area and timber steps to elevated dining area.

Kitchen Area

Wood effect wall and base units, granite effect laminate worktop, sink with drainer and mixer tap, integrated electric oven, inset electric hob with chimney style cooker hood over, under unit lighting, integrated fridge and washing machine, tiled splashback and tile effect patterned flooring.

Dining Area

Double glazed window to the rear aspect again with beautiful views of Evington Lawns and the sea, timber steps up from living area with storage under elevated area, wall mounted radiator, timber clad walls and ceiling with downlights, timber bannister/rail to edge of elevated area, timber shelving, space for dining table and timber flooring.

Bathroom

Multi level bathroom with double ended bath, shower over bath with shower curtain, fitted furniture vanity unit, semi recessed basin and concealed cistern with back to unit pan, wall mounted white ladder style heated towel rail, wall mounted mirror and light above, tiled splashback and tiled effect patterned flooring.

Bedroom One

Double glazed window to front aspect with views of the rooftops and lighthouse on a clear day, wall mounted radiator, phone/broadband point, hanging pendant light with traditional rosette and carpeted floor.

Bedroom Two

Double glazed window to front aspect with views of the rooftops and lighthouse on a clear day, wall mounted radiator, hanging pendant light with traditional rosette and carpeted floor.

Agents Note

165 years of 199 year lease.

Maintenance charge £80 per month

Ground rent £0

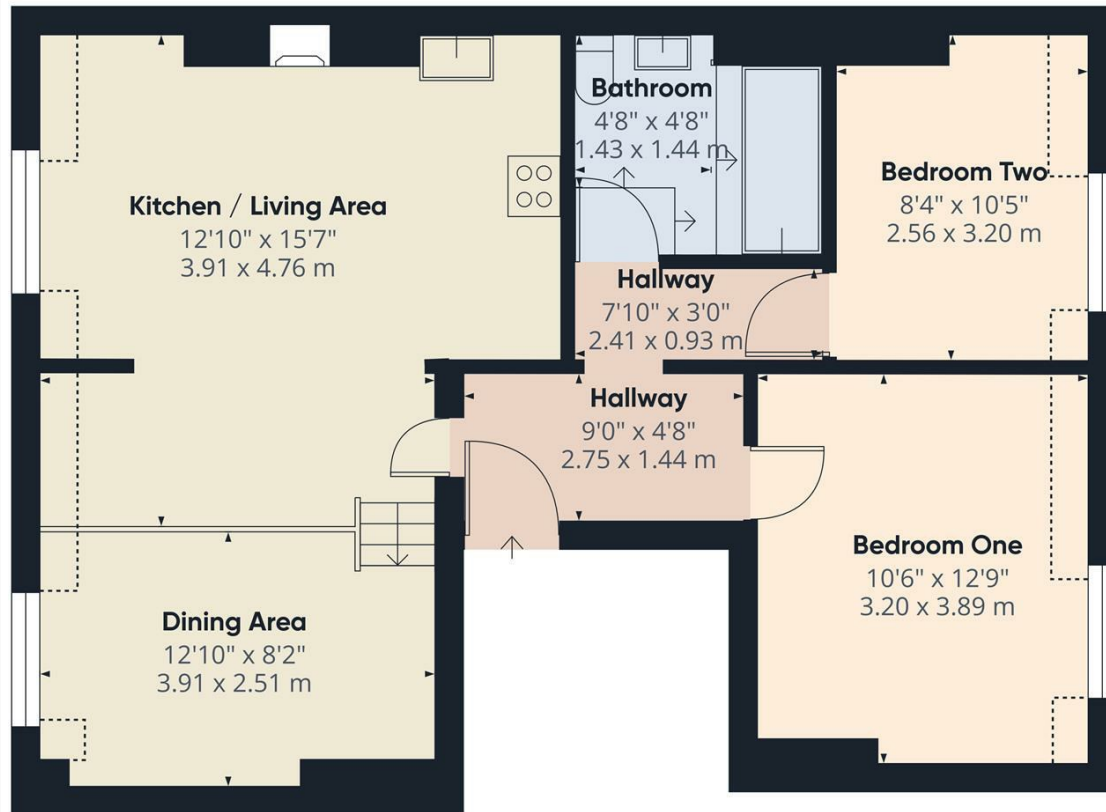
No holiday lets permitted

Council Tax Band A

*** VENDOR HAS FOUND ONWARD PROPERTY ***

FLAT 5, 10 CADOGAN ROAD





Approximate total area¹
676.17 ft²
62.82 m²

Reduced headroom
31.19 ft²
2.9 m²

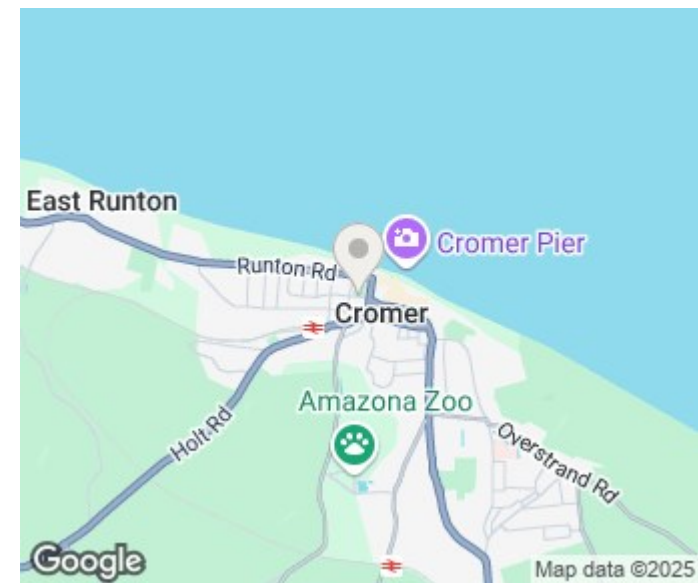
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

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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	52	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

HENLEYS
Residential Sales & Lettings

15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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