



**BOND STREET
CROMER, NR27 9DA**

**£135,000
LEASEHOLD**

Located in the **HEART OF CROMER** just moments away from the **SEA FRONT** is this well presented and spacious 1 bedroom maisonette. With lounge, generous size kitchen/diner, bathroom and spacious master bedroom. Viewings are highly advised to appreciate all that is on offer, call Henleys to view.

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HENLEYS
Residential Sales & Lettings

BOND STREET

- Tucked away town centre location
- Close to shops
- One bedroom
- Close to beach
- Kitchen/Dining Room

OVERVIEW

A delightful 1 bedroom maisonette located in the heart of Cromer's town centre, tucked out the way with it's own private entrance this property boasts 1 bedroom, spacious lounge, kitchen/diner, bathroom and gas central heating. Be quick to view to avoid disappointment.

HALLWAY

Enter into the entrance hall via a uPVC half height double glazed door, carpeted flooring, wall mounted electric storage heater, stairs leading to the first floor and doors leading to the airing cupboard, lounge, bathroom and kitchen/diner.

LOUNGE

Enter into the entrance hall via a uPVC half height double glazed door, carpeted flooring, wall mounted electric storage heater, stairs leading to the first floor and doors leading to the airing cupboard, lounge, bathroom and kitchen/diner.

KITCHEN/DINER

uPVC double glazed to the front aspect, wall mounted radiator, vinyl flooring, a range of wall and base units with worktops over, inset stainless steel sink with side drainer, tiled splash backs, space for undercounter fridge, space for freezer, space and plumbing for washing machine and space for cooker.

BATHROOM

Wall mounted radiator, vinyl flooring, half height tiled

walls, extractor fan, pedestal wash hand basin, low level flush WC and bath with shower over.

LANDING

uPVC double glazed to the front aspect, carpeted flooring, loft access hatch and door leading to the bedroom.

BEDROOM

uPVC double glazed to the side aspect, carpeted flooring and wall mounted radiator.

LEASE

EPC

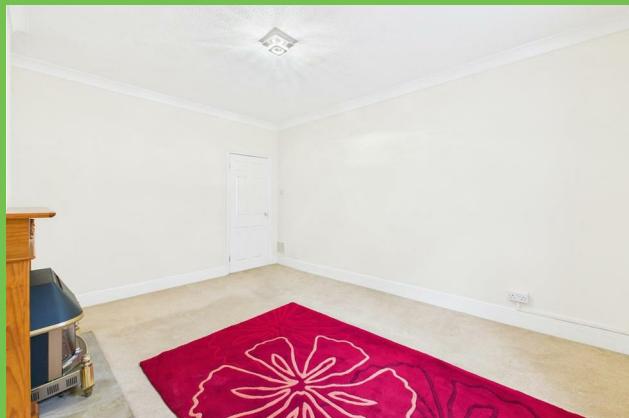
Current E43

Potential B81

SERVICES

Mains water, electricity and gas.

Water and Insurance paid through management company.



1 BOND STREET





Approximate total area⁽¹⁾
582.44 ft²
54.11 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 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	