



**CROMER ROAD**  
, SHERINGHAM, NR26 8RT

**£100,000**  
LEASEHOLD

This delightful top floor apartment is located in a fantastic location to enjoy the beautiful coastal town of Sheringham . This one bedroom apartment is also within walking distance to the train station, supermarket and doctors surgery. The property would make an ideal permanent residence or an ideal bolthole on the coast.

**henleys**  
ESTATE AGENCY SIMPLIFIED

## CROMER ROAD

- Chain free
- One bedroom apartment with views over Beeston Bump
- Lounge - Dining room
- Fitted kitchen
- Double bedroom
- Bathroom
- Communal car parking
- Close to town centre, beach & amenities
- Close to transport links & doctors surgery
- Viewing recommended



### Sheringham

Sheringham is a delightful small town in an area of outstanding natural beauty on the north Norfolk coast nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets. There are bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with Splash Leisure Centre and a magnificent 18 hole cliff top golf course.

There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is a mix of shingle and sand depending on the tide, with a wide promenade running the length of the town. The town hosts several events throughout the year including the Viking Festival, Crab and Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend.

### Overview

This delightful top floor apartment is located in a fantastic location to enjoy the beautiful coastal town of Sheringham . This one bedroom apartment is also within walking distance to the train station, supermarket, doctors surgery and not forgetting the stunning beaches Sheringham has to offer. The

property would make an ideal permanent residence or an ideal bolthole on the coast.

### Communal entrance hall

Security entry system leading to stairs to all floors.

### Entrance Hall

Phone entry system, carpets, economy 7 wall mounted heater, airing cupboard housing hot water tank and immersion heater.

### Lounge - Diner

UPVC double glazed window to the front with stunning views over Beeston Bump. Wall mounted economy 7 heater, carpets, telephone and television points.

### Kitchen

Wall and base units with laminated worktops and part tiled. Stainless steel sink and drainer, built in electric oven and hob, extractor fan, space for fridge freezer and space and plumbing for washing machine.

### Bedroom

UPVC double glazed window to the rear, carpets, wall mounted economy 7 heater and ceiling light with fan.

### Bathroom

UPVC double glazed Velux window, bath with electric shower, close coupled WC, wash hand basin a pedestal, tiled walls.

### Outside

The apartments are approached over a large gravel driveway with parking for owners. There are communal gardens surrounding the apartments.

### Agents Note

Leasehold - 66 years remaining

Ground rent- £100.00 per annum

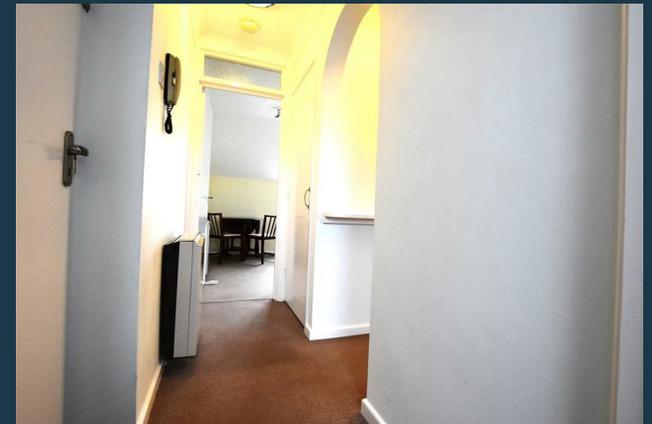
Service charges - £505.22 per annum

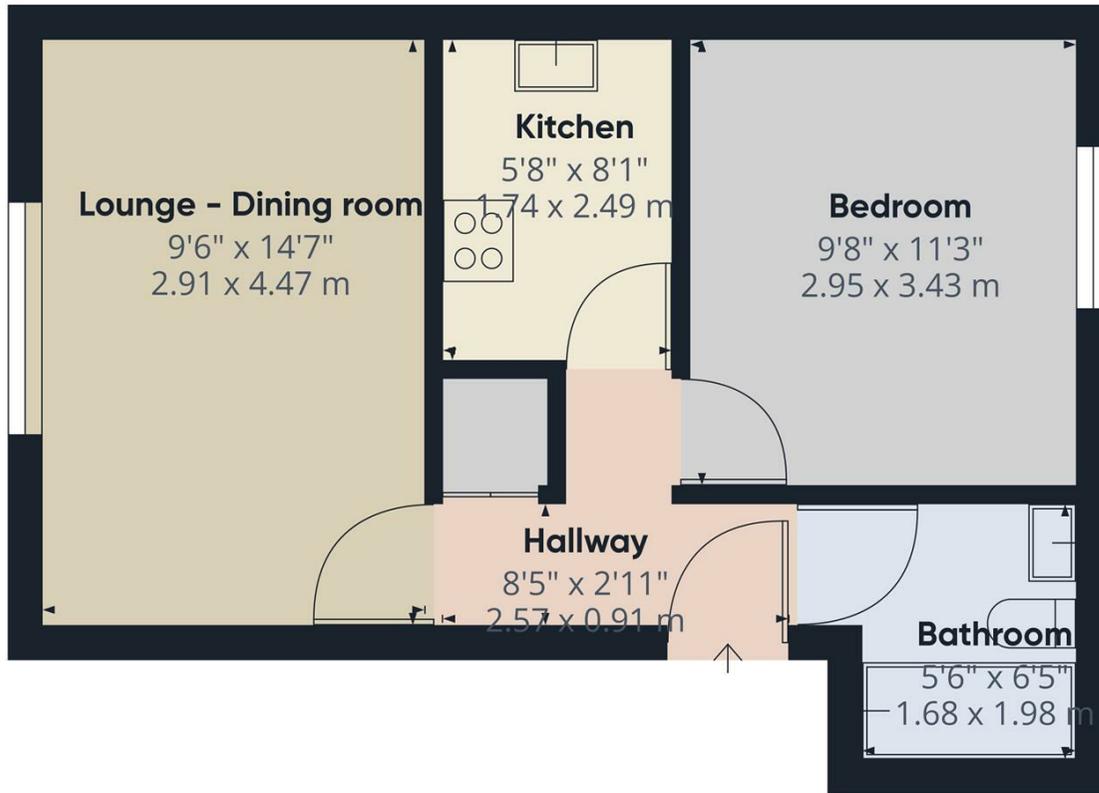
Council Tax band A

EPC Current - 69C Potential - 77C

No holiday lets

## FLAT 11, 60 CROMER ROAD





Approximate total area<sup>1)</sup>  
385.67 ft<sup>2</sup>  
35.83 m<sup>2</sup>

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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15 West Street, Cromer, Norfolk, NR27 9HZ  
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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