



## OVERSTRAND ROAD CROMER, NR27 0AJ

£170,000  
LEASEHOLD

\*\*\*\*\* GUIDE PRICE £170,000 - £180,000 \*\*\*\*\* STUNNING THROUGHOUT

This CHAIN FREE beautifully renovated apartment just a stones throw from North Lodge Park and a 5 minute walk into the town centre boasts tastefully decorated rooms with recently updated electrics, central heating, carpets, shower room and kitchen. With a communal rear patio for enjoying those long summer days, this has to be seen to fully appreciate.

Most recently a successful rental property, this property would also make a great first home or a beautiful bolthole just a short walk from the town, promenade, beach and pier.

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# OVERSTRAND ROAD

- \*\*\* CHAIN FREE \*\*\* • Spacious
- Lounge/Kitchenette • Double
- Bedroom • Shower Room • Communal Rear
- Patio • Close to Cromer Town Centre • Close to
- beach • Upper Ground Floor Apartment • Call
- Henleys to view • Sought after area of Cromer



## Cromer

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 Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, 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 two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

## Overview

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carpets, shower room and kitchen. With a communal rear patio for enjoying those long summer days, this has to be seen to fully appreciate.

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## Communal Entrance

Exterior stairs leading to the main entrance doors, a further door opens into the spacious communal hallway with original tiled flooring, stairs to all floors and doors to flats.

## Lounge/Kitchenette

### Lounge

Box bay style window to the rear aspect with feature stained glass panes, wall mounted radiators, telephone point, security entry phone, carpeted flooring, decorative coving, door to the rear patio area, door to Bedroom.

### Kitchenette

Range of base and wall mounted units set beneath wood effect work surfaces and matching upstands, inset stainless steel sink and drainer unit with mixer tap over, integrated washing machine, inset electric hob with stainless steel and glass chimney style extractor hood over an stainless steel splash back, built in electric oven, integrated fridge, integrated freezer, tiled effect

vinyl type flooring, decorative coving to the ceiling, ceiling inset spotlights.

#### Bedroom

Box style bay window to the rear aspect, wall mounted radiator, carpeted flooring, decorative coving to the ceiling, cupboard housing electric boiler, door to the rear aspect opening onto the patio area, door to Shower Room.

#### Shower Room

White suite comprising, large shower cubicle with wall mounted electric shower, aqua board splash backs and sliding glass door, vanity unit with inset wash hand basin with mixer tap over and cupboard below, concealed cistern dual flush WC, wall mounted chrome ladder style heated towel rail, wall lights, tiled effect vinyl type flooring.

#### Outside

The flat has a communal patio area to the rear which is a lovely peaceful area perfect for summer barbecues, entertaining or just a relaxing evening.

#### Agents Note

Mains Gas, Electric, Water and Drainage.

Council Tax Band A

EPC Rating E

161 years remaining of 199 year lease

Ground Rent £0

Service Charge £2092

No Holiday Lets Permitted

Long term lets allowed

Pets are allowed with prior agreement of the directors of the management company.

## 1 BRACONDALE COURT





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 72        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 46                      |           |
| (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.