



OVERSTRAND ROAD CROMER, NR27 0AJ

£179,950
LEASEHOLD

** CHAIN FREE **

This beautifully presented second floor, two bedroom apartment close to the town centre boasts a spacious living/dining room and wonderful views of the sea and North Lodge Park. The property comprises of a spacious living room, two bedrooms, kitchen and family bathroom.

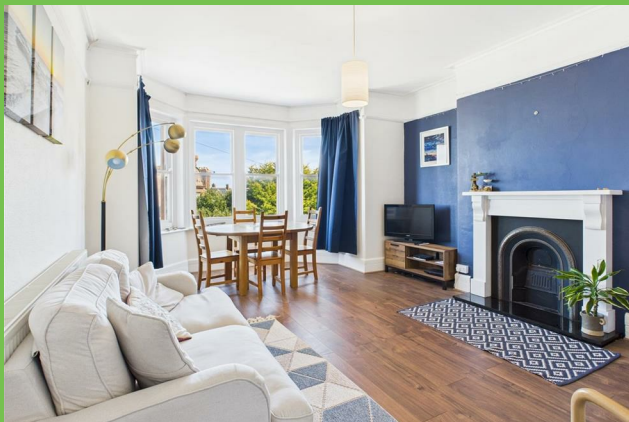
With traditional features such as the fireplaces in the living room and bedroom one and being so close to the town centre, this property would make a great investment or an ideal home.

Call Henleys to arrange a viewing

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Residential Sales & Lettings

OVERSTRAND ROAD

- **** CHAIN FREE ****
- Two bedroom
- Stunning views of the sea and North Lodge Park
- Close to town centre
- Large living/dining room
- Close to North Lodge Park
- Traditional features
- Close to seafront/beach



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" also featured in "American Vogue"

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

Cromer Pier has been previously been voted pier of the year.

Overview

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With traditional features such as the fireplaces in the living room and bedroom one and being so close to the town centre, this property would make a great investment or an ideal home.

Communal Entrance Hall

Communal entrance hall with stairs leading to first and second floor.

Entrance Hall

Enter into hallway with wall mounted radiator, phone entry system, wood effect laminate flooring and doors to living room, bedroom one, bedroom two, kitchen and bathroom.

Lounge/Dining Room

Bay window to front aspect providing beautiful views of

the sea and over North Lodge Park, built in storage and shelving to right of chimney breast, traditional open fireplace (not in use), stone hearth and painted timber surround, picture rail, space for dining table, wall mounted radiator and wood effect laminate flooring

Kitchen

Window to side aspect, wall and base units, granite effect laminate worktop and splashback, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with stainless steel splashback and extractor over, under cupboard lighting, space for under counter fridge/freezer, space and plumbing for washing machine, ceiling mounted spotlights and tile effect vinyl flooring.

Bedroom One

Bay window to front aspect providing stunning views of North Lodge Park and the sea, wall mounted radiator, built in storage, traditional fireplace (not in use) with tiles and painted timber surround, picture rail and wood effect laminate flooring.

Bedroom Two

Window to front aspect again with great views of North Lodge Park and the sea, hanging pendant light and wood effect laminate flooring.

Family Bathroom

Obscured window to rear aspect, wall mounted chrome ladder style heated towel rail, pedestal basin, wall mounted circular mirror, p-shaped bath with middle

mounted mixer tap and screen over for wall mounted shower, tiled splashbacks with feature mosaic border, extractor fan, close coupled dual flush WC, ceiling recessed spotlights and ceiling mounted spotlights and tile effect vinyl flooring.

Agents Note

Mains Gas, Electric, Water and Drainage.

Council Tax Band A

EPC Rating C

161 years remaining of 199 year lease

Ground Rent £0

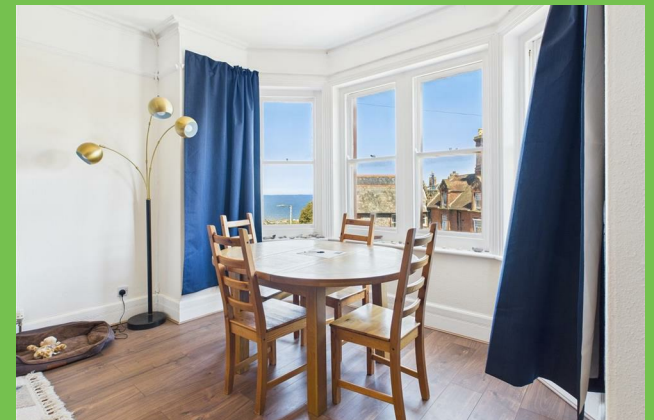
Service Charge £2092

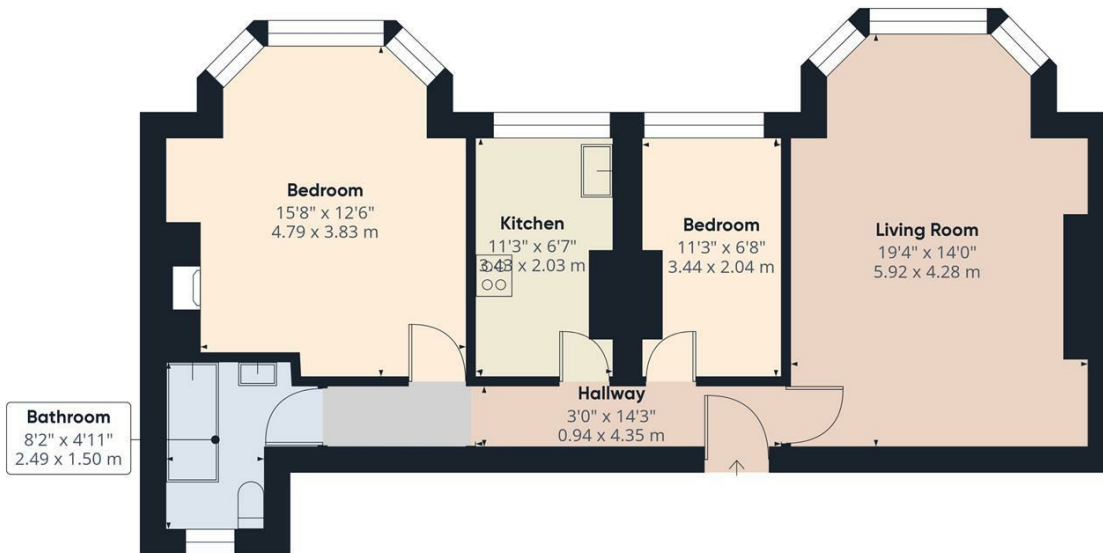
No Holiday Lets Permitted

Long term lets allowed

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

10 BRACONDALE COURT





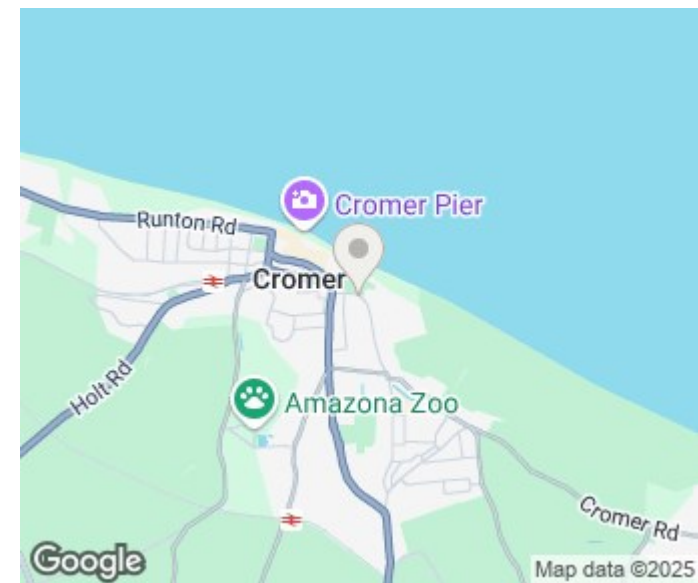
Approximate total area^{sq}
696.42 ft²
64.7 m²

(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		
(39-54) E		
(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