



Haverhill House, Bond Street

Cromer

£125,000

**LEASEHOLD - SHARE OF
FREEHOLD**

Located right in the centre of Cromer is this 2 bed, top floor apartment with a share of the freehold and a long lease. The property is being sold with no upward chain.



- Two bedrooms • Town centre location • Long lease • Share of freehold • No upward chain • New central heating 2021

OVERVIEW

Haverhill House is located just yards from the heart of the town. One of its unique features is its ornate roof turrets, seen on many Victorian properties of its era around the town. The building has been converted into residential flats.

COMMUNAL ENTRANCE

Stairs to all floors.

FLAT HALLWAY

From the hallway, polished pine doors open to the two bedrooms, the bathroom and the lounge. Twin double glazed windows, carpeted flooring and wall mounted gas boiler.

LOUNGE

Twin double glazed windows, carpeted flooring and two radiators. Feature fireplace with tiled hearth and mantelpiece surround (fire not in use). Doorway to the kitchen.

KITCHEN

Velux skylight. Range of base and wall mounted units with worktops over and inset sink and draining boards. Integral appliances include an electric oven and grill, four ring ceramic hob and filter extractor unit over. Spaces for washing machine and fridge. Door to eaves storage area. Wood effect vinyl flooring and polished timber clad ceiling.

BEDROOM

Double glazed window with carpeted flooring and radiator. Eaves storage cupboard.

BEDROOM

Double glazed window with carpeted flooring and radiator. Built-in storage cupboard.

BATHROOM

Double glazed sash window. Bath with electric shower over, WC and wash hand basin. Vertical towel rail heater, further radiator and electric fan heater.

LEASE

The current lease has 123 years remaining

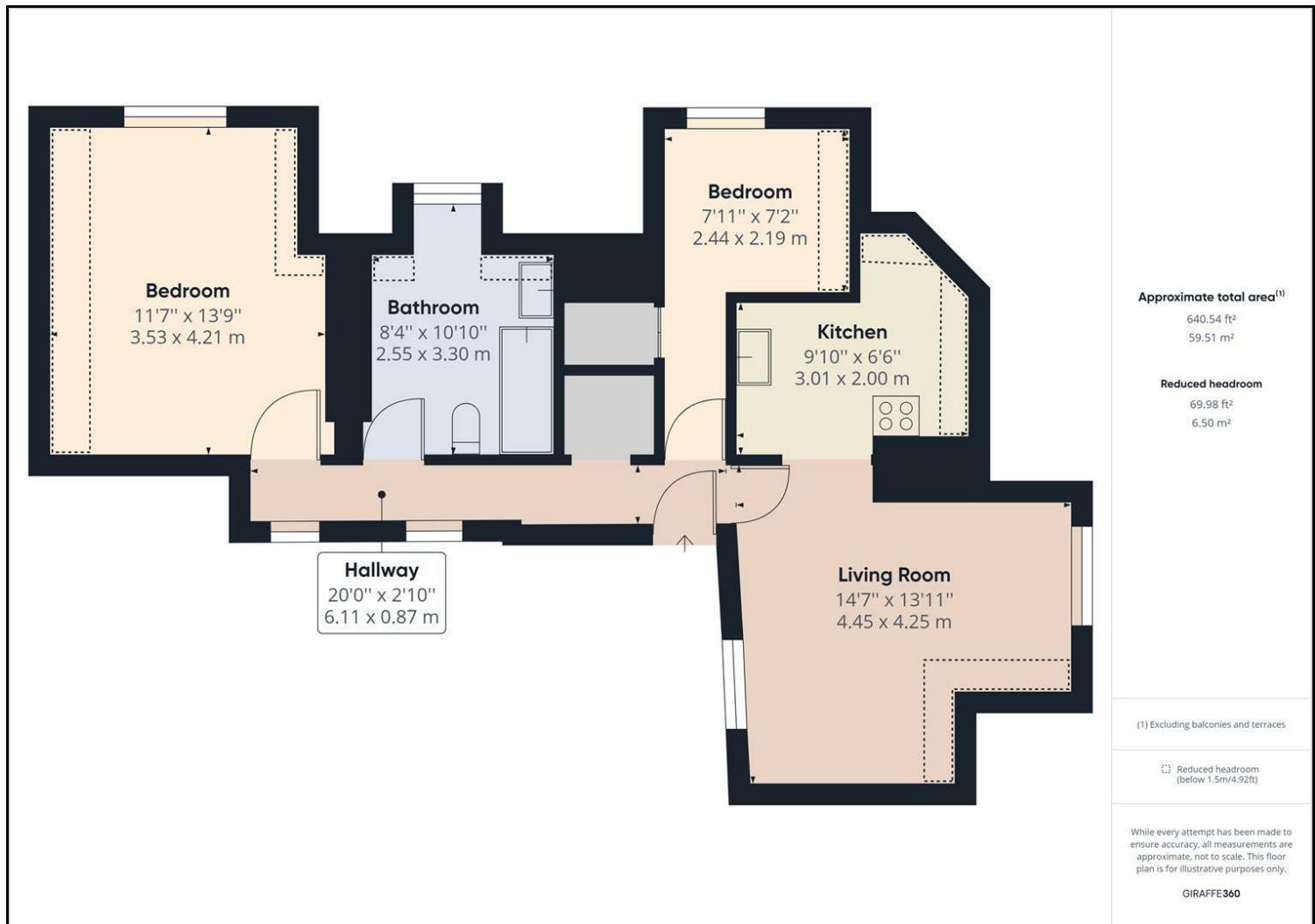
ANNUAL CHARGES

GROUND RENT: £250.00 per annum

MAINTENANCE: £75pm (incl. insurance, communal areas cleaning)







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	40
(21-38)	F	48
(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