

## 10 Overstrand Views Overstrand Road, Cromer - NR27 0DJ

£240,000-£250,000 Leasehold

Located just a short walk from Cromer Beach and the town centre, this charming two-bedroom flat offers a spacious open-plan living area with a modern kitchen. The master bedroom has an en-suite, and the flat also includes two allocated off-road parking spaces. With pets allowed, the flexibility for residential or holiday lets, and being offered chain free, it's an ideal choice for a permanent home, a holiday getaway, or a great investment opportunity.



## Location

Overstrand Road in Cromer offers an excellent location with easy access to local amenities and beautiful natural surroundings. Just a short drive from the town centre, this area provides a mix of coastal charm and practicality. Nearby, you'll find the stunning Cromer Beach and Pier, perfect for outdoor activities and relaxing by the sea. The road is also well-connected, with transport links to nearby towns, making it ideal for those looking to enjoy a peaceful yet accessible location.



## Agents notes

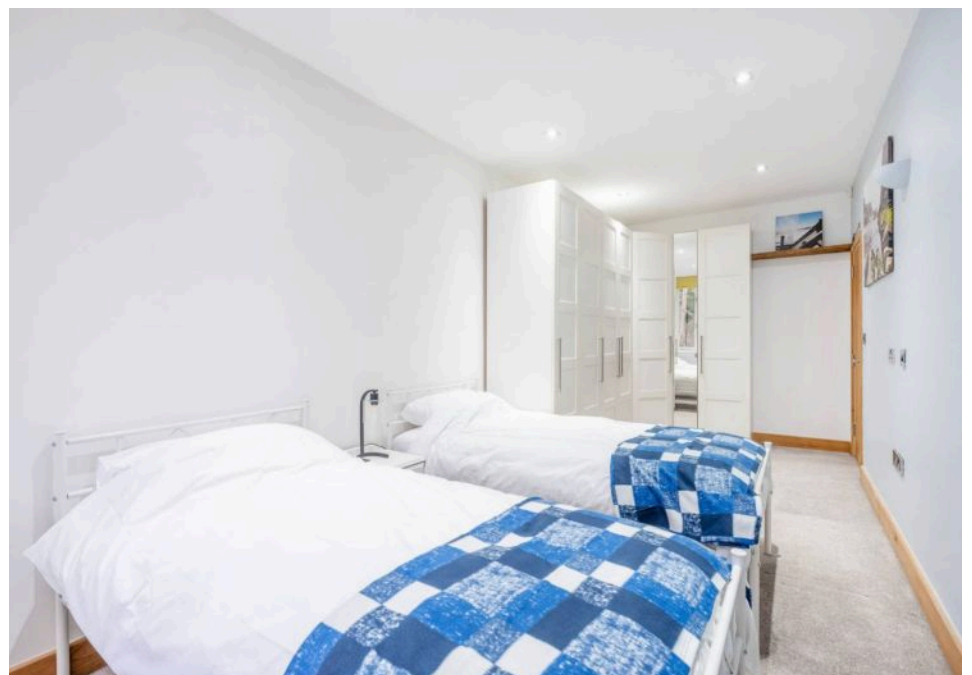
We understand the property will be sold leasehold, connected to mains services water, electricity, gas and drainage.

110 years remaining on the lease

Maintenance fee - £2,024 per year (includes the ground rent of £175)

Charges renewal due October 2025

Council tax band- B





## Overstrand Road, Cromer

As you enter the building on your way to the flat, you'll find a wheelchair-accessible ramp for easy entry, along with a lift for convenience. The apartment also features 80cm doors throughout, ensuring continued accessibility.

Upon entering the flat, you're greeted by a bright and welcoming entrance hall. Walking through, you'll find a spacious kitchen, complete with built-in cupboards, ample counter space, and modern appliances, including an oven and a 5-burner hob. The kitchen also features integrated appliances, including a fridge, freezer, dishwasher, and washing machine, as well as a breakfast counter, perfect for casual meals.

The open-plan layout continues into the lounge area, where large windows flood the space with natural light, creating a warm and inviting atmosphere.

Continuing through the flat, you'll find two spacious bedrooms. The master bedroom is a peaceful retreat, featuring an en-suite bathroom with a shower. The second bedroom is equally spacious and offers plenty of wardrobe space for all your storage needs.

The flat also includes a well-sized family bathroom, equipped with a bath and an overhead shower attachment, perfect for both relaxing soaks and quick showers.

Throughout the flat, double glazing and radiator heating ensure comfort and energy efficiency.

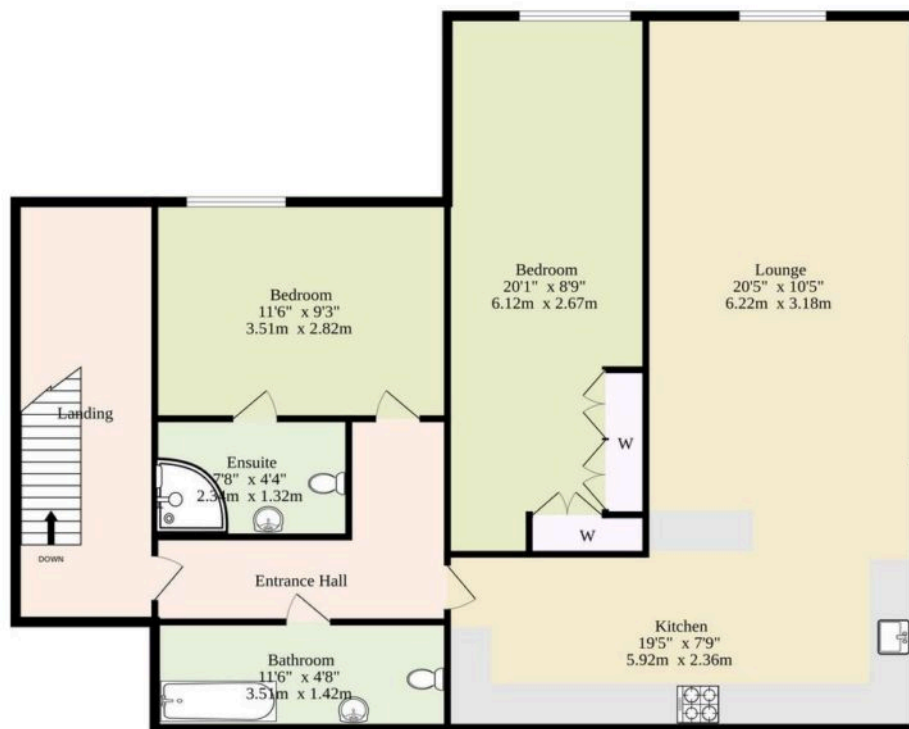
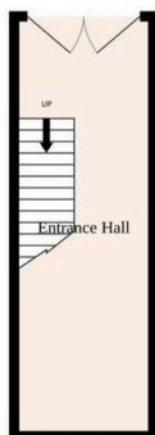
Outside, there is a communal garden for residents. The property backs onto woodland, home to an abundance of wildlife, including Muntjac deer, squirrels, and various bird species.

Additionally, there are two allocated off-road parking spaces and a shared driveway for added convenience.



Entrance Hall  
0 sq.ft. (0.0 sq.m.) approx.

First Floor  
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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