



Flat 13 Craigside St. Marys Road, Cromer, NR27 9DJ

£175,000





£175,000

Flat 13 Craigside St. Marys Road

Cromer, NR27 9DJ

- Spacious Second Floor Apartment
- Light & Airy Lounge With Balcony
- Sealed Unit Double Glazed Windows
- Communal Grounds
- Close To Town Centre
- Two Bedrooms
- Gas Fired Central Heating
- Allocated Parking
- Secure Entry
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this beautifully presented second floor apartment situated in this modern block within the sought after North Norfolk coastal town of Cromer. This well appointed home offers secure entry to the second floor with a private entrance hall, lounge with balcony, two bedrooms, bathroom and kitchen. The property offers gas fired central heating, sealed unit double glazed windows, allocated parking and communal grounds. Early internal viewing is highly recommended to appreciate this spacious apartment.



Communal Entrance

With secure entry system and stairs to the second floor landing.

Entrance Hall

Secure entry phone, radiator, two built-in cupboards, smoke detector, doors leading off;

Kitchen 11'3" x 6'7" ext to 10'0" (3.43m x 2.01m ext to 3.05m)

Window to front aspect, a range of modern contemporary kitchen units with rolled edge work surface and tiled splash back, mid level electric oven, gas hob, stainless steel sink drainer with mixer tap, plumbing for washing machine, wall mounted gas combination boiler for hot water and central heating, radiator.

Lounge 16'0" red to 12'8" x 12'5" (4.88m red to 3.87m x 3.8m)

Windows and glazed French doors to rear aspect, leading to balcony, power points, television point, radiator.





Bedroom 1 11'4" red to 8'4" x 10'9" (3.46m red to 2.56m x 3.3m)

Window to front aspect opening into an enclosed external bay suitable for planting, built-in wardrobe, fitted shelving, radiator, power points.

Bedroom 2 10'4" x 7'8" (3.16m x 2.35m)

Window to rear aspect, radiator, power points, fitted shelving.

Bathroom 8'5" inc to 11'4" x 5'9" (2.57m inc to 3.46m x 1.77m)

Obscure glazed window to front aspect, white suite comprising of panelled bath with tiled surround, pedestal hand wash basin with tiled splash back, low level w.c., tiled shower cubicle, radiator, shavers point.

Outside

The apartment benefits from an allocated parking within a communal parking area, with communal grounds in a courtyard style to the rear of the building.

Directions

On arriving in Cromer on the Norwich Road, proceed past Cromer Academy on the right hand side, proceeding straight ahead at the mini roundabout towards the town centre. Take the third left hand turn into St Mary's Road. Continue to the end of the road, where the Craigside development can be found on the left hand side, with the parking area accessed to the rear of the building from Arbor Road. The Apartment can be accessed from the communal entrance at the rear of the building to the far right hand side, looking from the parking area.



Tenure

Leasehold - 125 years lease with approx 90 remaining, ground rent £100 per annum. Annual service charge for 2024 was £738.00.

Services

Mains water, electric, drainage and gas

Council Tax

North Norfolk District Council. Band 'B'

Energy Performance Certificate (EPC)

Rating: 'C'

Location

Cromer is a hugely popular coastal town in the desirable North Norfolk Area. Famous for it's 'Cromer Crab', wonderful pier and stunning sandy beach, the town is a popular destination with a full range of amenities and a train station linking to the Fine City of Norwich and beyond.

Reference

PJL/S9871



Floor Plans

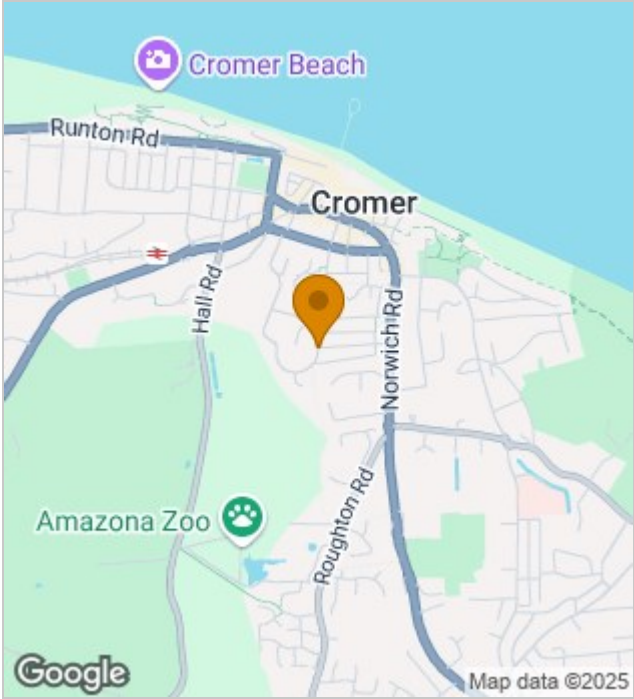


Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

