



CABELL ROAD

CROMER, NR27 9HX

£99,000
LEASEHOLD - SHARE OF FREEHOLD

This one bed, second floor flat is ideally located for the town centre. It comprises of a lounge, kitchen, bedroom and a shower room. This would make a superb rental investment or a great bolt-hole being so close to the town and sea front. Sold with no upward chain.

H
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CABBELL ROAD

COMMUNAL ENTRANCE

Secure entrance with double glazed door to the front leading into a communal hallway.

ENTRANCE

From the communal area a door opens into a private hallway leading to doors open to shower room, bedroom, kitchen and living room.

LIVING ROOM

A double glazed window to the rear gives a lovely view towards Happy Valley and Cromer lighthouse. Carpeted flooring, wall mounted electric convactor heater and TV point, door way leads to the kitchen.

KITCHEN

A double glazed window to the side aspect. The kitchen has a range of base and wall units with a wood effect worktop over. Built-in appliances include and electric oven and grill and a four ring electric hob. Spaces for a under counter fridge and a washing machine. Wood effect vinyl flooring.

BEDROOM

Double glazed window to the side aspect with carpeted flooring and a built in wardrobe. Wall mounted convactor heater.

BATHROOM

Double glazed opaque window to the side aspect. Shower cubicle with an electric shower, dual-flush WC and vanity wash hand basin. Electric dual voltage shaver point.

LEASEHOLD DETAILS

There is a 999 Year lease dated from 1988 and also a 20% share of the freehold.

Annual costs for 2023 £350

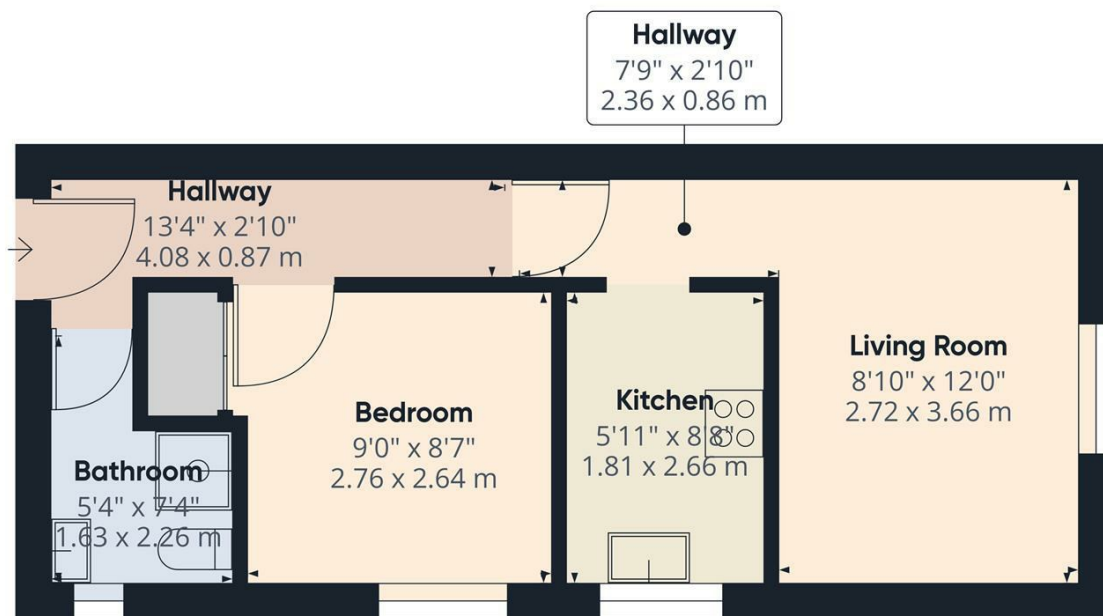
Ground rent £1

NO UPWARD CHAIN



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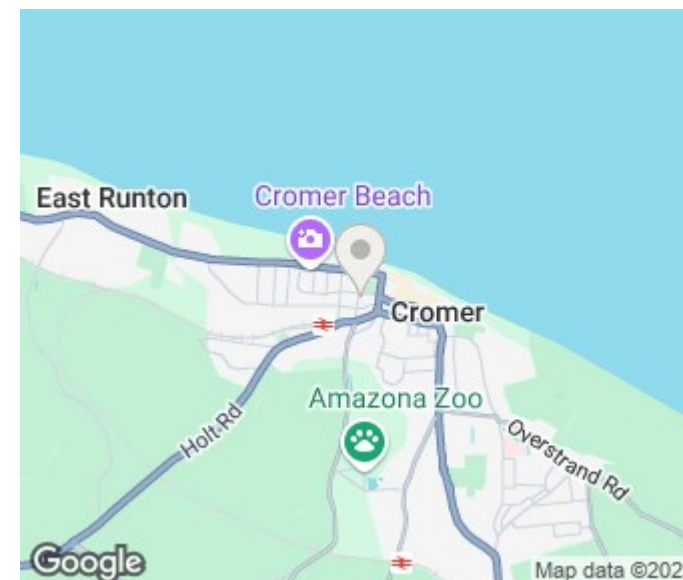


Approximate total area⁽¹⁾
354.1 ft²
32.9 m²

(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.

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