

## CABBELL ROAD , CROMER, NR27 9HX

£110,000  
LEASEHOLD

This IMMACULATE first floor one bedroom apartment is set in a fantastic location of Cromer within walking distance to the beach, town and transport links. The flat has a double bedroom, family bathroom, lounge and fitted kitchen. Viewing highly recommended

  
Residential Sales & Lettings

# CABELL ROAD

- First floor apartment • One bedroom • Bathroom • Modern fitted Kitchen • Lounge • Fantastic location • Close to beach & town centre • Close to train station and bus stop • Ideal first time buyer • Leasehold



## OVERVIEW

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by. Cromer and District Hospital, dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

## COMMUNAL ENTRANCE HALL

Communal entrance hall with stairs off

## HALLWAY

Door to the front, carpets radiator and doors off

## FITTED KITCHEN

Double glazed window to the side, wall and base units, worktops, sink drainer, built in oven, electric hob and extractor fan. Space for washing machine, fridge freezer and wall mounted gas central heating boiler.

## BEDROOM

Double glazed window to the side, carpets and radiator.

## BATHROOM

Double glazed window to the side, wash hand basin, WC, bath with shower and glass screen. Part tiled and laminate wood floor.

## LOUNGE/DINER

Double glazed window to the rear, carpets and radiator.

## AGENTS NOTE

Leasehold property

No holiday lets

No Pets

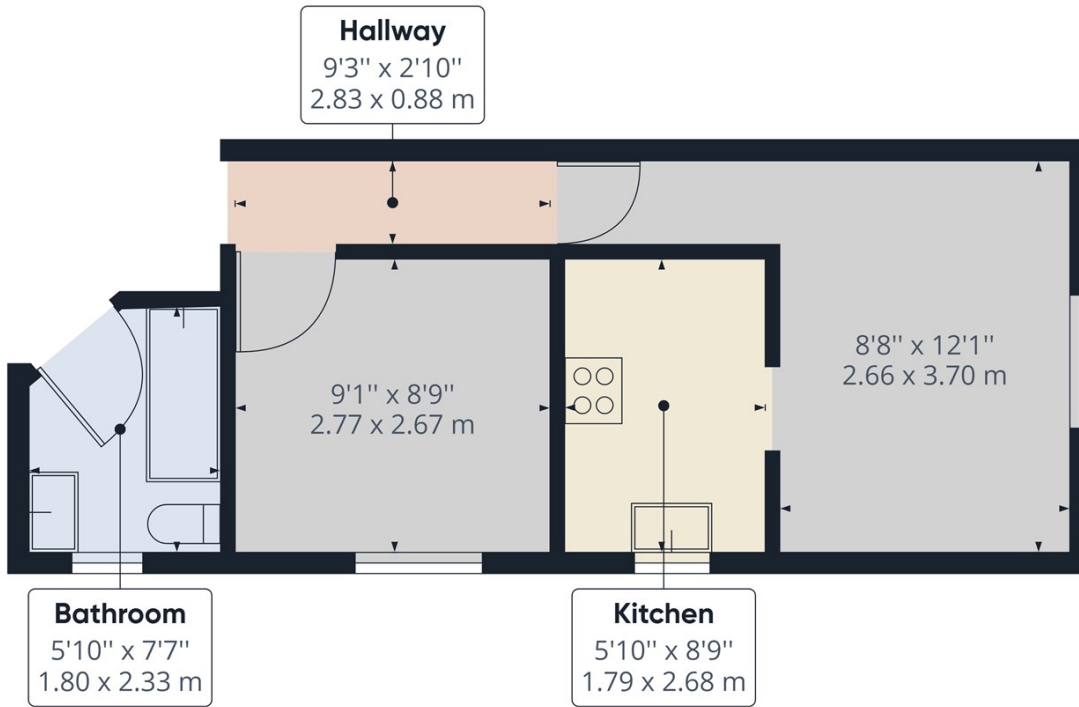
Ground rent & Service charges £360 per annum

Council Tax Band A

31 CABELL ROAD







Approximate total area<sup>(1)</sup>  
 330.70 ft<sup>2</sup>  
 30.72 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	