



OVERSTRAND VIEWS OVERSTRAND RD CROMER, NR27 0DJ

£325,000
LEASEHOLD

This stunning 2 bed luxury apartment is in one of Cromer's most iconic buildings steeped in the town's history. The apartment has had a complete makeover and is beautifully presented with lovely views over parts of the town. No upward chain!


HENLEYS
Residential Sales & Lettings

OVERSTRAND VIEWS

OVERVIEW

Overstrand Views is an historic period property on the outskirts of the town and just a short walk to the cliff tops. The building has been converted into luxury apartments in large grounds adjacent to the golf club. This particular second floor 2 bed apartment has had a very high quality refurbishment throughout. Two particular points to note is that pets are allowed and holiday lets making this an ideal investment.

FIRST IMPRESSIONS

Overstrand Views sits on an elevated position set back from the coast road. To the front of the complex is a large brick weave parking area for the residents and holiday lets. Communal paved garden areas spread across the front and to one side where there is a dedicated communal garden area. The entrance is to the side aspect.

COMMUNAL AREAS

Entering the building you are greeted by a spacious communal hallway with period staircases rising to all floors. |There is a video phone entry system.

APARTMENT ENTRANCE

The spacious entrance hall has wood effect flooring and chrome electric points. Doors lead to the kitchen/lounge, the two bedrooms and the WC. Wall mounted radiator, inset ceiling downlights and video entrance phone. Loft access hatch.

LOUNGE/KITCHEN

An open plan room with double glazed windows, one to the front with views over the west part of the town and a further window to the side aspect. The brand new kitchen has all the quality mod-cons including, washing machine, dishwasher, halogen hob, fridge/freezer and extractor unit over and built-in Bosch electric oven and grill. Space for an upright fridge freezer.

FRONT BEDROOM & ENSUITE

Double glazed Velux window to the front aspect with western views of the town. Plush carpets and radiator. Recessed storage alcove.

EN-SUITE: A brand new shower suite with vanity wash hand basin, dual flush WC and shower cubicle with rainfall head and flexi-head. Velux window and electric shaver point. Tiled walls.

REAR BEDROOM & EN SUITE

Double glazed Velux windows to the rear aspect. Plush carpets and radiator. Inset ceiling downlights. Recessed storage area and eaves storage.

EN-SUITE: A brand new bathroom suite with a period roll top bath with mixer tap and shower attachment, vanity wash hand basin, dual flush WC. Velux window and electric shaver point. Tiled walls.

Recessed cupboard housing the gas boiler.

LEASE

125 Years from 2006



ANNUAL CHARGES

Ground Rent: £175 p.a.

Annual charges: 2023 £1421

PETS AND HOLIDAY LETS

The lease allows two small pets and the ability to use the apartment for commercial holiday lets.

PARKING

The property does not come with a dedicated parking space but permission to park in the parking area will be granted by the freeholders.

OVERSTRAND VIEWS





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ADDITIONAL INFORMATION

Local Authority – NNDC

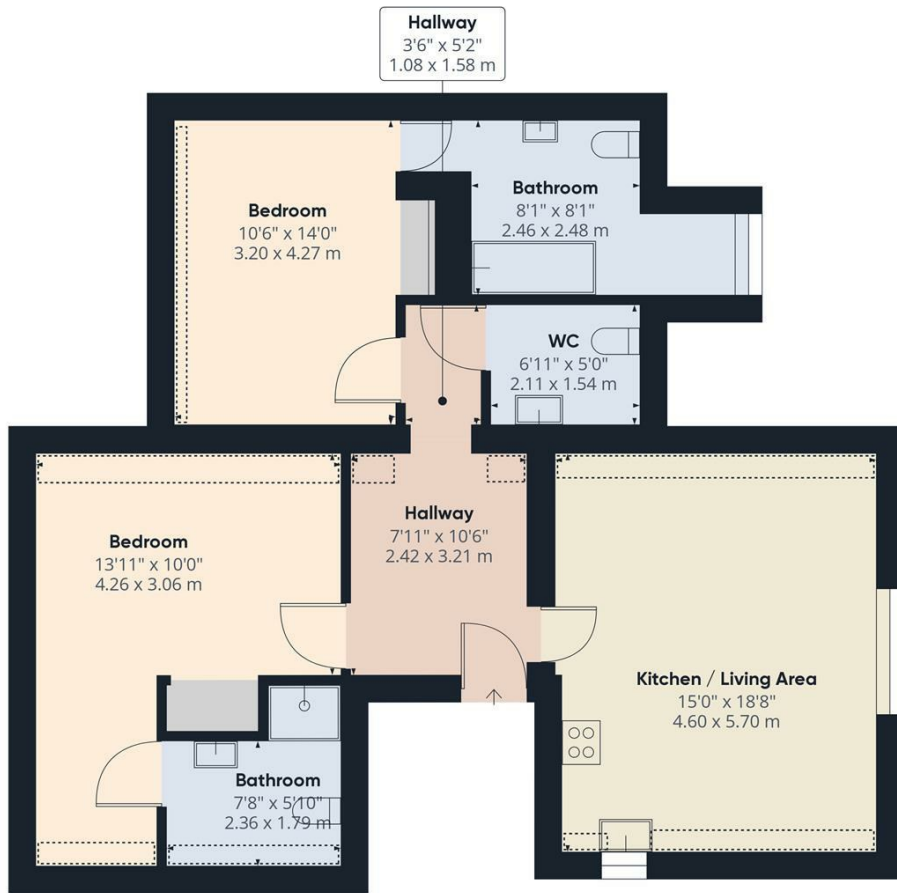
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 955.00 sq ft

Tenure – Leasehold





Approximate total area⁽¹⁾
935.54 ft²
86.91 m²

Reduced headroom
70.45 ft²
6.54 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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	81	81
(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