



## ST. MARYS ROAD

CROMER, NR27 9DJ

£195,000  
LEASEHOLD

This spacious first floor apartment lies in a residential area of the increasingly sought after seaside town of Cromer. This delightful apartment is within walking distance to the town centre with all its shops, cafes, pubs, amenities and of course the beautiful beaches and pier Cromer has to offer. The apartment consists of two bedrooms, large lounge, kitchen diner and family bathroom.

  
**HENLEYS**  
Residential Sales & Lettings

## ST. MARYS ROAD

- Chain free
- Extremely spacious apartment
- Large Lounge
- Two bedrooms
- Family bathroom
- 1st floor apartment
- Kitchen diner
- Close to town centre & beach
- Sought after location
- Viewing highly recommended



### Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination.

Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

### Overview

This spacious first floor apartment lies in a residential area of the increasingly sought after seaside town of Cromer. This delightful apartment is within walking distance to the town centre with all its shops, cafes,

pubs, amenities and of course the beautiful beaches and pier Cromer has to offer. The apartment consists of two bedrooms, large lounge, kitchen diner and family bathroom.

### Entrance hall

Carpets, radiator and doors off.

### Kitchen - Breakfast room

Double glazed window to the rear, wall and base units, worktops, radiator, stainless steel sink drainer, part tiled, built in oven and gas hob. Built in breakfast table with chairs, space and plumbing for washing machine and space for fridge freezer.

### Lounge - Diner

Extremely spacious lounge with high ceilings and large bay Georgian sash windows to the front with a further window to the front. Carpets, wall lights, radiator and beautiful fireplace.

### Bathroom

Windows to the rear, radiator, fully tiled, wall mounted mirrored vanity unit, WC, wash hand basin and bath with shower over.

### Master Bedroom

Upvc double glazed window to the rear, exposed painted floorboards, accent wall, built in wardrobes and radiator.

### Bedroom

Window to the rear, radiator and carpets.

### Agents Note

Mains - Gas, Electric & Water

Council tax band - A

EPC

Leasehold - 82 years remaining

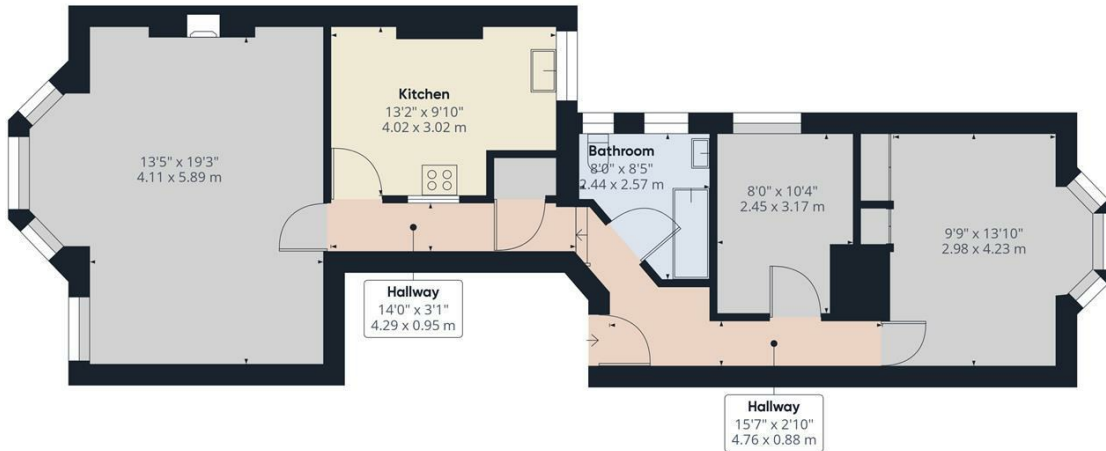
Service Charge & Ground Rent £260

Pets Permitted

Holiday Lets Permitted

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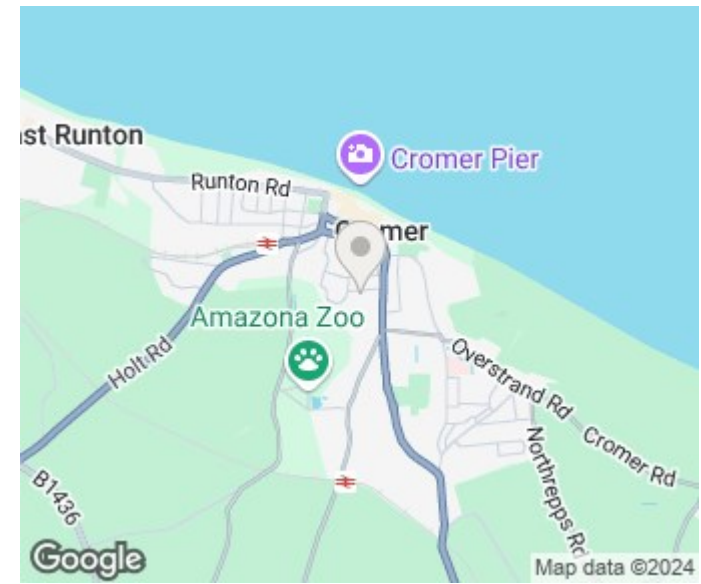


Approximate total area<sup>(1)</sup>  
 837.14 ft<sup>2</sup>  
 77.77 m<sup>2</sup>

(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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	