



ST. MARYS ROAD

CROMER, NR27 9DJ

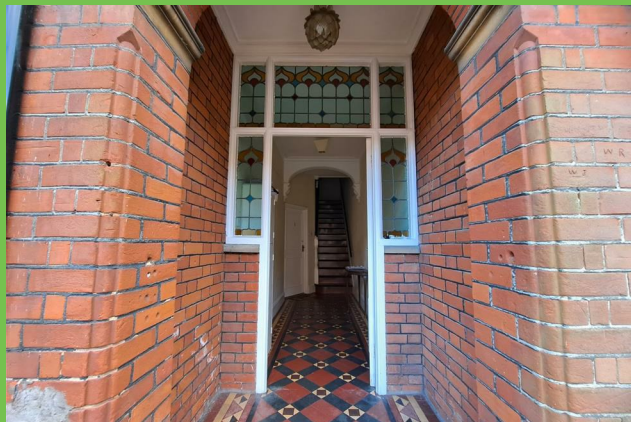
£195,000
LEASEHOLD

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.

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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 recently redecorated 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 Hallway

Multi level hallway with wall mounted radiator, carpeted floor and doors to Kitchen/Dining Area, Living Room, Bathroom, Bedroom One, Bedroom Two and storage cupboard.

Kitchen/Dining Area

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.

Living Room

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, wall mounted radiator, stunning ceiling rosette around pendant light and beautiful fireplace with traditional image tiles.

Bathroom

Obscured windows to the rear, wall mounted radiator, fully tiled, feature wall mounted mirror with shelf, low level cistern and WC with push button dual flush, wall mounted wash hand basin and single ended bath with shower over and shower curtain with tie back.

Bedroom One

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

Bedroom Two

Window to the rear, radiator and carpets.

Agents Note

Mains - Gas, Electric & Water

Council tax band - A

EPC

Leasehold - The property will be sold with a new 99year Lease.

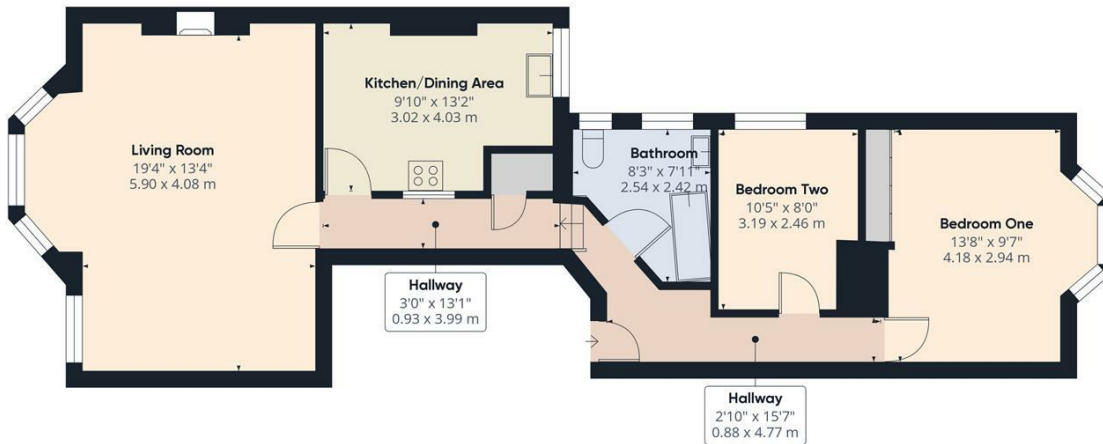
Service Charge & Ground Rent £260

Pets Permitted

Holiday Lets Permitted

23 ST. MARYS ROAD





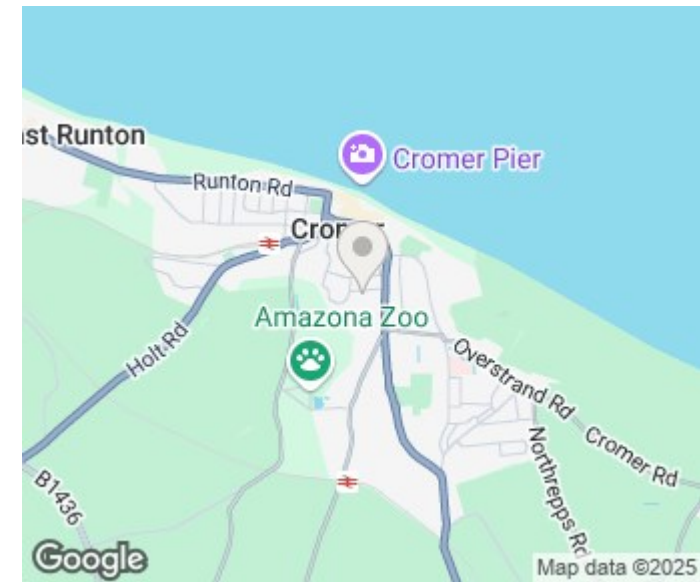
Approximate total area^m
826.14 ft²
76.75 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	