

CABBELL ROAD CROMER, NR27 9HX

£150,000
LEASEHOLD

This first floor one bedroom flat is ideally located for the town centre and the sea front. It has a very long lease and low maintenance fees. This would make an ideal second home or a long term rental investment.


HENLEYS
Residential Sales & Lettings

CABELL ROAD

- ONE BEDROOM • LARGE LOUNGE • IDEAL FOR THE TOWN AND BEACH • LONG LEASE • NO UPWARD CHAIN



CROMER

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for its Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

ENTRANCE

Communal entrance with an intercom phone entry system. Communal stairs to all floors.

FLAT ENTRANCE

The main entrance opens directly into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

There is a range of base units with an inset sink and draining board with under counter space for a washing

machine. Integral appliances include a built-in electric oven and grill and a four ring electric hob. Breakfast bar with space beside for an upright fridge freezer. Newly fitted in 2023 double glazed window to the rear aspect. Phone point and tile effect vinyl flooring. A glazed polished pine door opens to the lounge and a concertina door opens to the bathroom.

LOUNGE

The lounge has a lovely secondary glazed bay window to the front aspect with polished exposed floor boards, high ceilings with ornate coving. Feature fireplace with a hearth and mantelpiece over. A glazed polished pine door opens to the bedroom.

BATHROOM

The bathroom has a bath, a wash hand basin and a dual-flush WC, extractor fan, borrowed light to the kitchen and tiled splash-backs.

BEDROOM

The bedroom has French doors with stained glass which opens onto a small balcony. Exposed polished floor boards and ornate coving.

LEASE

The flat has a 999 year lease from 1985

Annual charges:

Ground rent £25 per annum

Maintenance charges approx. £1100 TBC

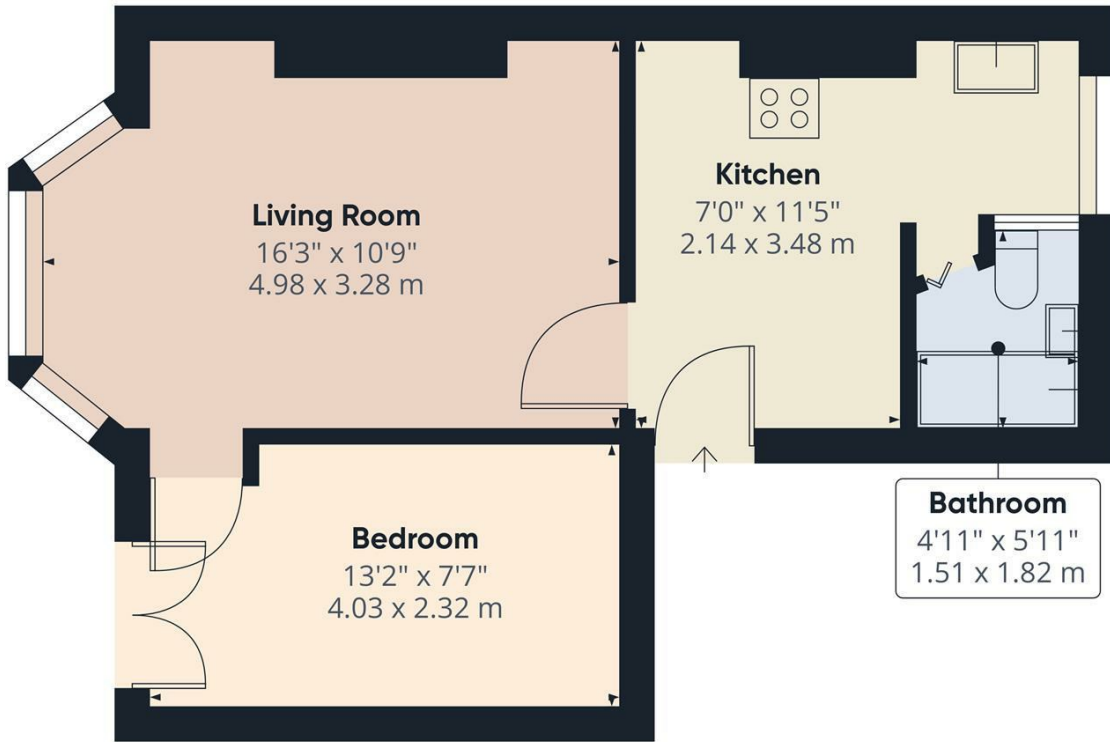
Pets permitted with permission

PARKING

There is unrestricted on street parking directly outside the building on Cabbell Road.

FLAT 4 41 CABELL ROAD





Approximate total area⁽¹⁾
399.39 ft²
37.1 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			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	