



## SURREY STREET

CROMER, NR27 9EZ

£260,000  
LEASEHOLD

This stunning apartment is set on a quiet street in the increasingly sought after seaside town of Cromer (voted in The Times the second best place to invest) The property is a stones throw away from the beach seafront and pier Cromer has to offer, not to mention the shops, amenities and restaurants Cromer has to offer. The property has been completely renovated with new EVERYTHING, kitchen, bathroom carpets doors etc. The apartment consists of 2 double bedrooms, lounge - diner, fitted kitchen and contemporary bathroom. VIEWING HIGHLY RECOMMENDED.

  
Residential Sales & Lettings

# SURREY STREET

- Chain free
- Completely refurbished
- Brand new kitchen
- Brand new bathroom
- Brand new carpets
- Stunning throughout
- Fantastic location
- Close to beach and town centre
- Two bedrooms
- Viewing highly recommended



## 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.

## Overview

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etc. The apartment consists of 2 double bedrooms, lounge - diner, fitted kitchen and contemporary bathroom. VIEWING HIGHLY RECOMMENDED.

## Communal hallway

Communal hallway stairs to apartments.

## Entrance hall

Door to the front, carpets, radiator, storage cupboard and doors off. Intercom.

## Lounge - Diner

Stunning large lounge diner with large brand new sash windows, new carpets and radiator. Fireplace with electric fire and archway into kitchen.

## Kitchen

Brand new sash window to the side, wall and base units, integrated dishwasher, fridge freezer and oven and hob with extractor over. Part tiled, sink drainer and laminated wood flooring.

## Bedroom

Brand new bay sash window, brand new carpets, radiator and built in wardrobe.

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## Shower room

Beautiful contemporary shower room, with fully enclosed WC, fully enclosed wash hand basin with cupboard below, wall mounted mirror with lights,

chrome heated towel rail and fully enclosed shower cubicle. Laminated wood effect flooring.

**Agents note**

Brand new lease 125 year lease

Ground rent £125.00 per annum

EPC current-69c ---- potential 80c

Council tax band A

Pets with permission

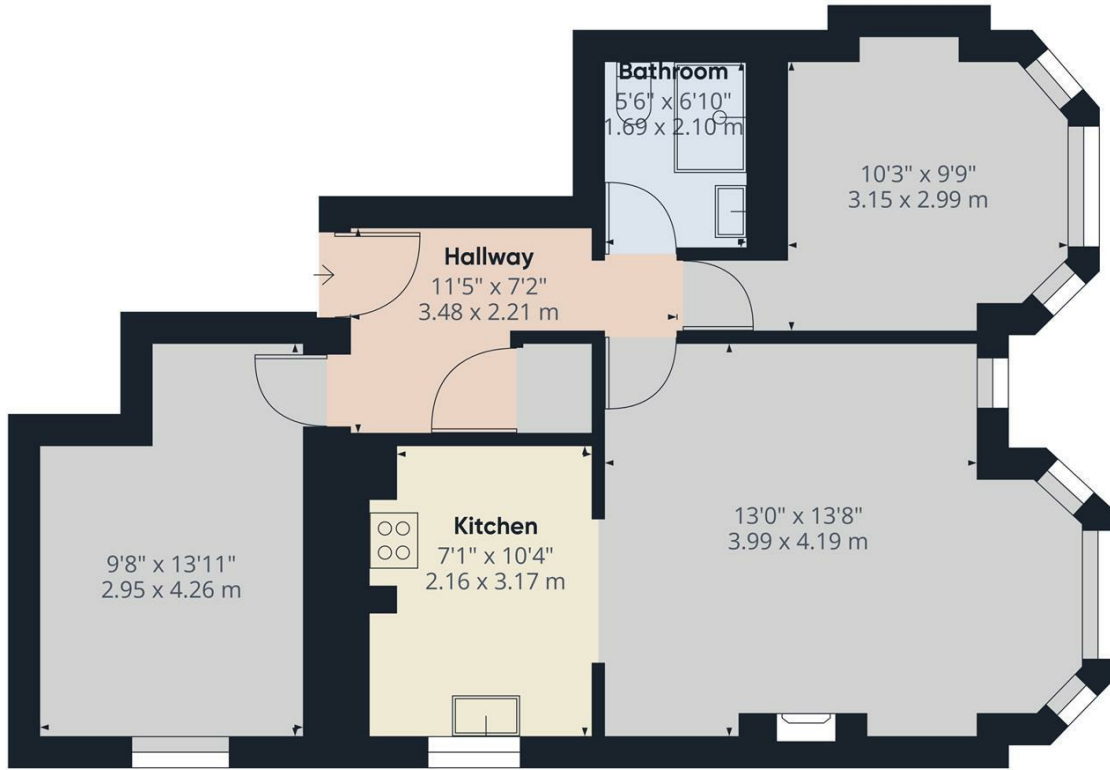
Mains Gas, electric water

Holiday lets permitted

Annual charges: On demand

## 3 SURREY HOUSE SURREY STREET



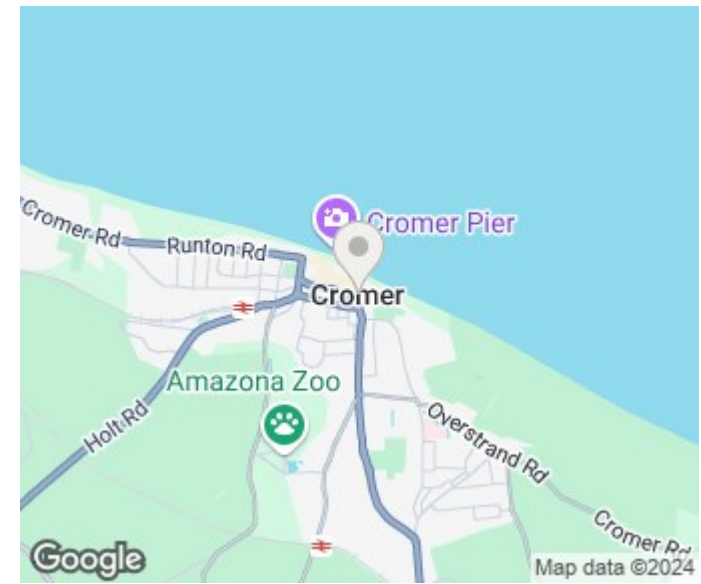


Approximate total area<sup>(1)</sup>  
 637.88 ft<sup>2</sup>  
 59.26 m<sup>2</sup>

(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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	80

**HENLEYS**  
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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