



ALFRED ROAD CROMER, NR27 9AF

£200,000
LEASEHOLD - SHARE OF FREEHOLD

This stunning ground floor apartment lies within a stones throw of the stunning beaches Cromer has to offer along with a wealth of facilities and amenities.

This beautiful apartment consists of a lounge-dining room, fitted kitchen, two double bedrooms and shower. There is parking and garage to the rear.


Residential Sales & Lettings

ALFRED ROAD

- Chain free
- Stunning contemporary apartment with seaviews
- Ground floor
- Two double bedrooms
- Open plan lounge - dining room
- Fitted Kitchen
- Contemporary shower room
- Garage & parking to the rear
- Close to beach & town centre
- Close to train station & supermarket



Cromer

Cromer is a typical fishermen town located In the heart of the North Norfolk coastline. Steeped in history and world famous for it's 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

**** CHAIN FREE ****

This stunning ground floor apartment lies within a stones throw of the beautiful beaches Cromer has to offer along with a wealth of facilities, amenities, independent shops, cafes etc.

This beautiful apartment consists of a lounge-dining room, fitted kitchen, two double bedrooms and shower. There is parking and garage to the rear. Viewing highly recommended.

Entrance hall

Door to the front, under floor heating, intercom, ceiling lights, build in cupboard and Herringbone Karndean flooring.

Lounge - Diner

A full width uPVC double glazed window to the front with wooden shutters. Herringbone Karndean flooring, underfloor heating, breakfast bar separating the kitchen from the lounge - diner making the feel open plan and contemporary.

Kitchen

Wall and base units, stainless steel sink drainer, part tiled, integrated fridge freezer, built in oven, grill and four ring electric hob with extractor fan. Space and plumbing for washing machine, Wood effect flooring. Stunning contemporary hanging lights over breakfast bar.

Bedroom

Double bedroom with double glazed window to the rear with Seaview's and built in wooden shutters. Herringbone Karndean flooring, underfloor heating, and built in wardrobe.

Bedroom

Double bedroom with double glazed window to the rear with Seaview's and built in wooden shutters. Herringbone Karndean flooring, underfloor heating, and full length fitted wardrobe. Ceiling light with fan.

Shower room

Modern shower room with walk in shower, extractor fan and temperature sensor. Wall mounted mirrored vanity units, Enclosed WC and wash hand basin with built in cupboards, part tiled, chrome heated towel rail, Herringbone Karndean flooring and underfloor heating,

Garage

To the rear of the building is a block of garages, there is one garage for this property with an up and over garage door. Access to the garage can be sought from both Alfred Road and Beach Road.

Agents note

Mains gas, electric, water and drainage.

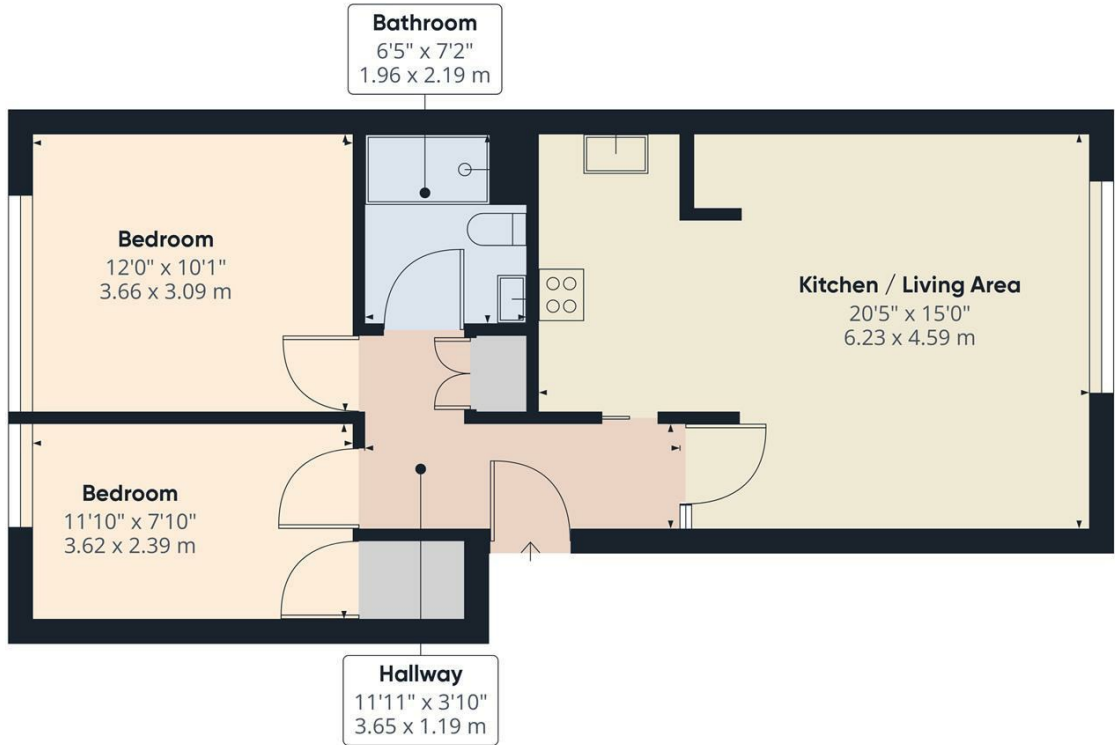
EPC - Current 52E Potential 78C

Council Tax Band -

Leasehold with share of freehold

4 ALFRED COURT ALFRED ROAD



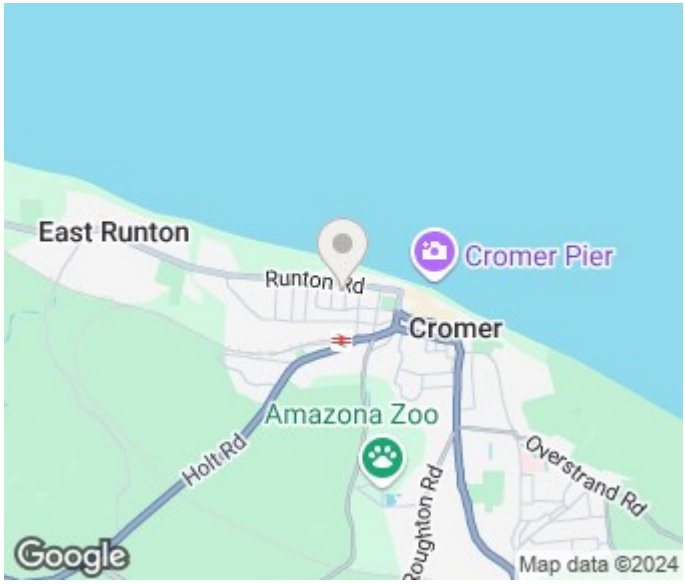


Approximate total area⁽¹⁾
 626.24 ft²
 58.18 m²

(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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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