



## PRINCE OF WALES ROAD CROMER, NR27 9HS

£265,000  
LEASEHOLD

Enjoying a prime position overlooking Cromer town centre and the sea, this stunning contemporary apartment is a "MUST SEE" three bedroom apartment has been renovated throughout to a superb standard whilst still retaining its gorgeous character features. This apartment gives you the opportunity to live in one of North Norfolk's most exciting and sought after coastal towns with everything you need right on your doorstep. This stunning apartment consists of an open plan lounge - kitchen-diner, Separate utility. Three double bedrooms and a stunning shower room.

  
Residential Sales & Lettings

# PRINCE OF WALES ROAD

- Stunning apartment
- Three bedrooms
- Beautiful open plan lounge kitchen - diner
- Seaviews and views over the town
- Amazing location
- Exceptional contemporary shower room
- Utility room
- Within a stones throw from the beach and town centre
- Walking distance to transport link
- Viewing highly recommended



## Cromer

### Overview

Enjoying a prime position overlooking Cromer town centre and the sea, this stunning contemporary apartment is a " MUST SEE " three bedroom apartment has been renovated throughout to a superb standard whilst still retaining it's gorgeous character features. This apartment gives you the opportunity to live in one of North Norfolk's most exciting and sought after coastal towns with everything you need right on your doorstep. This stunning apartment consists of an open plan lounge - kitchen-diner, Seperate utility. Three double bedrooms and a stunning shower room.

### Entrance hall

Door to the front, radiator and utility room housing washing machine cupboard housing boiler.

### Lounge

Beautiful spacious lounge with wooden floors and wood burner. Double glazed windows to the front and the side with stunning views of the church and sea. Opening into kitchen diner.

### Kitchen

Modern fitted kitchen topped with solid timber worktops and ample space for a dining/breakfast table, gas hob and built in oven, integrated fridge freezer and dishwasher, radiator, stripped wooden floorboards and sky light window.

### Utility room

Double glazed window to the side, space and plumbing for washing machine and sliding doors.

### Bedroom

Double glazed window with views of the Church and town, built in storage and radiator.

### Bedroom

Double glazed window overlooking the town, radiator, carpets and built in cupboards.

### Bedroom

Double glazed window, radiator and loft access.

### Shower room

Contemporary stunning shower room, double glazed window to the side, modern fitted suite with W/C, heated towel rail, wash hand basin and Crittall walk in shower.

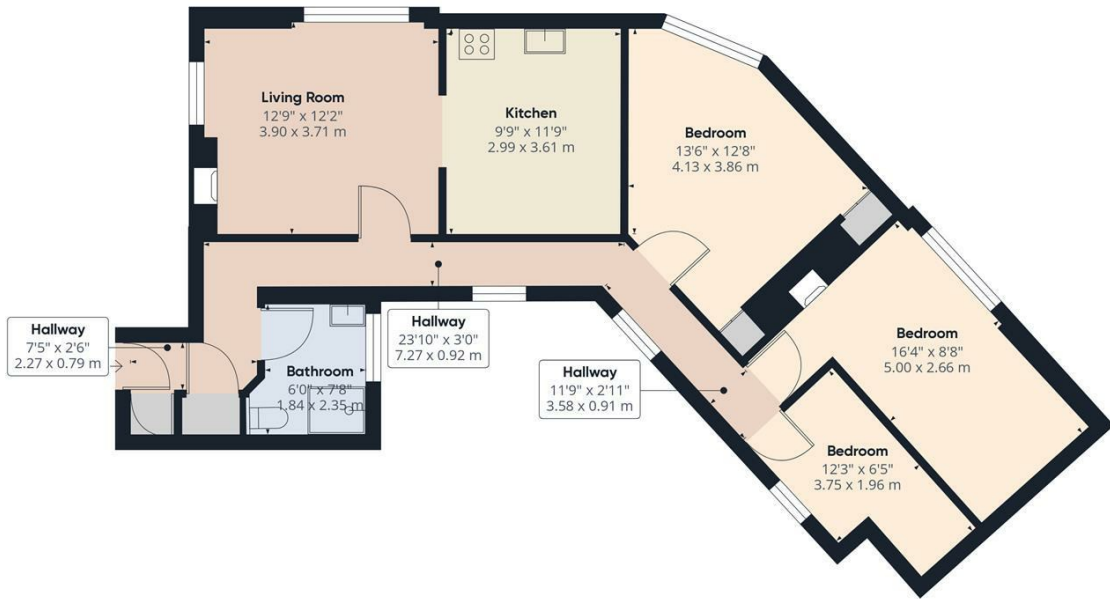
### Agents note

Council tax band A  
EPC Current 62A Potential 77C  
Leasehold 77 years remaining  
£75.00 ground rent



# FLAT 3 PRINCE OF WALES ROAD





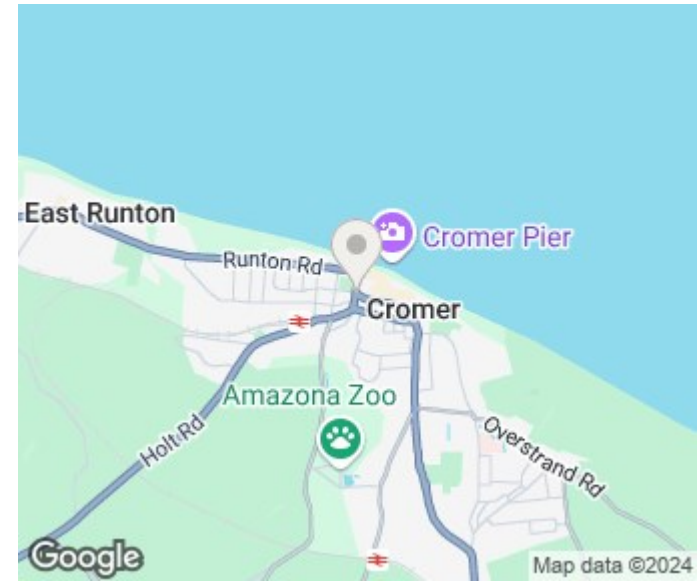
Approximate total area<sup>1)</sup>  
 850.78 ft<sup>2</sup>  
 79.04 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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>		63	
(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	