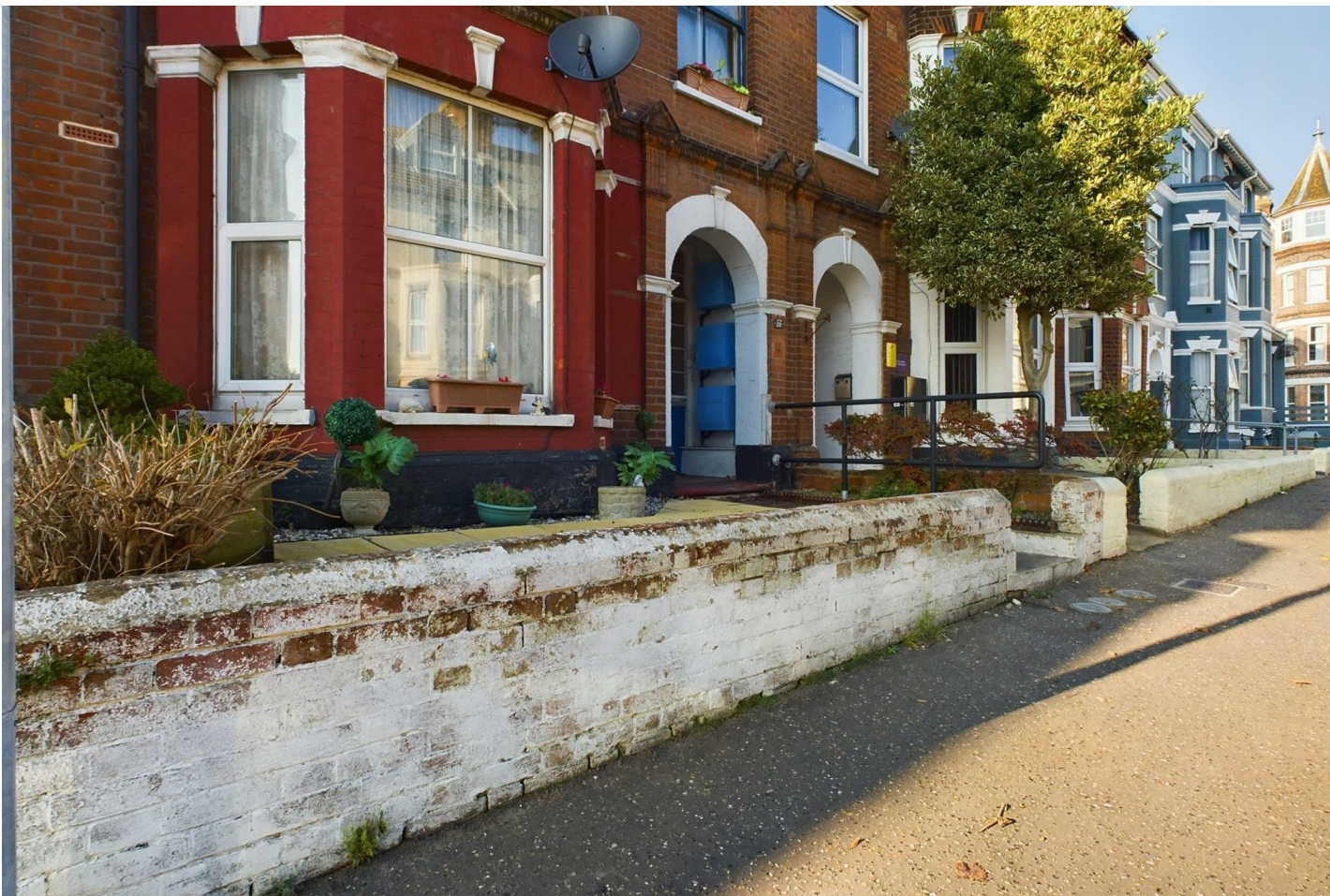




CABBELL ROAD CROMER, NR27 9HX

£225,000
LEASEHOLD

*** CHAIN FREE ***

This Stunning very spacious apartment is an absolute must see. The property is a stones throw away from the beach with uninterrupted Seaviews from the balcony and a short walk to Cromer town centre.

The apartment consists of two double bedrooms an ensuite and a family bathroom, lounge with balcony and fitted kitchen - dining room. The apartment also comes with a parking space.

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HENLEYS
Residential Sales & Lettings

CABBELL ROAD

- Chain Free
- Stunning throughout
- Two double bedrooms
- Seaviews
- Large lounge with balcony
- Family bathroom & ensuite
- Kitchen - diner
- Private parking to the rear
- Short walk to beach, town centre & train station
- 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 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

This Stunning very spacious apartment is an absolute must see. The property is a stones throw away from the beach with uninterrupted Seaviews from the balcony and a short walk to Cromer town centre. The apartment consists of two double bedrooms an ensuite and a family bathroom, lounge with balcony and fitted kitchen - dining room. The apartment also comes with a parking space.

Entrance Hall

Door to the front, carpets, stairs to the first floor landing.

Landing

Carpets, radiator doors off to family bathroom and bedroom. Small set of stairs leading to kitchen - breakfast room and lounge. Understairs cupboard. Stairs leading up to principle bedroom and ensuite.

Lounge

Lovely and light and spacious room with fitted carpets, radiator, built in shelving and stunning cast iron feature fireplace. Double glazed window to the front and doors leading to balcony with beautiful Seaviews.

Kitchen

Double glazed window to the rear, tile effect flooring, radiators and cupboard housing gas central heating boiler and further large cupboard. wall and base units, part tiled, stainless steel sink drainer, built in oven and gas hob with extractor fan.

Bedroom

Double glazed window to the rear, carpets, radiator and wall mounted shelving.

Family bathroom

Large family bathroom with double glazed windows to the side allowing plenty of light. Wooden flooring, rolltop bath, part tiled, wash hand basin, WC, radiator and wall mounted shelving.

First floor landing

Door to principle suite, Carpets ornate stained glass effect internal window and decorative recess.

Bedroom

Velux windows to the front and rear, carpets and built in storage cupboards into the eaves. Door into ensuite.

Ensuite

Velux window to the front, shower cubicle, WC, wash hand basin, and Heated towel rail. Built in storage into the eaves.

Parking

Allocated parking for one car included to the rear of the property.

Agents note

EPC - E

Council Tax Band - A

Mains - Gas, Electric & Water

Leasehold with share of freehold

Buildings insurance £301.00 per annum

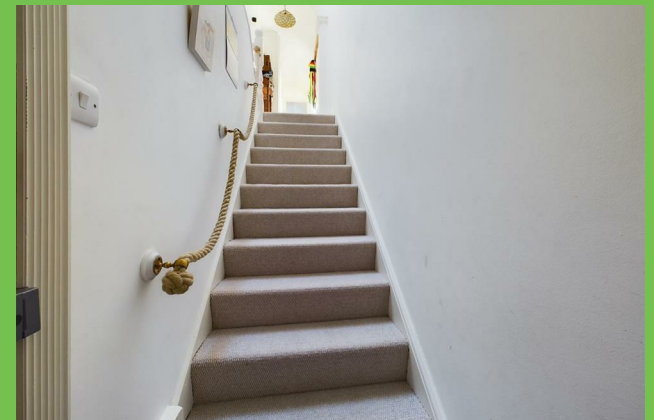
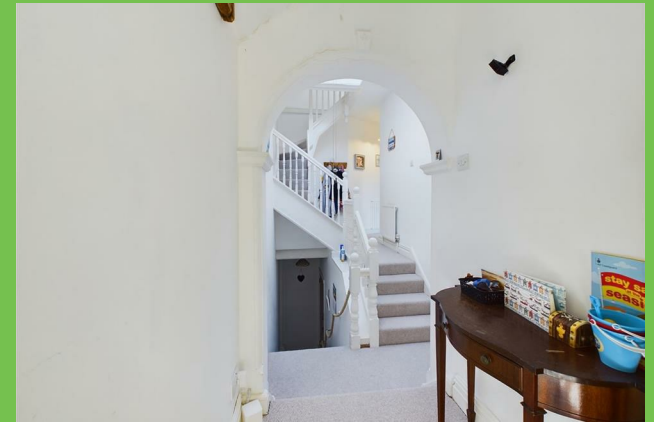
Ground Rent- £135.00 per annum

1/3 Share of Freehold

The lease doesn't state you cant have pets, the current owners have a dog.

Holiday Lets not permitted

FLAT 3, 28 CABBELL ROAD





Ground Floor



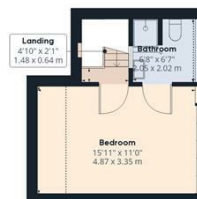
Floor 1

Approximate total area[®]

996.2 ft²
92.55 m²

Reduced headroom

35.19 ft²
3.27 m²



Floor 2

(1) Excluding balconies and terraces

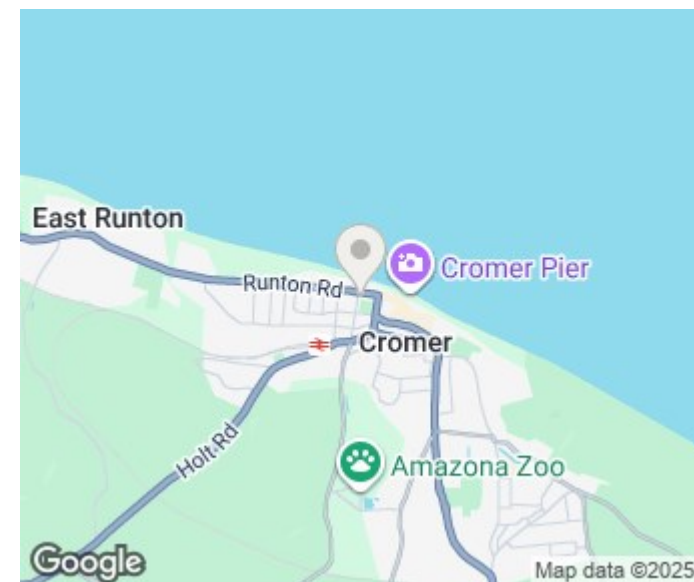
Reduced headroom

Below 5 ft/1.5 m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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