



5A CANADA ROAD CROMER, NR27 9AH

£225,000
LEASEHOLD - SHARE OF FREEHOLD

*** CHAIN FREE ***

This beautifully kept two bedroom ground floor apartment in the town centre of Cromer boasts a open plan Living/Dining Room and Kitchen, two bedrooms and a family bathroom.

Being situated in the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and the beautiful coastline that Cromer is renowned for. This prime location not only enhances the appeal of the property but also offers a vibrant community atmosphere.

Whether you are looking for a new home or a sound investment opportunity, this flat presents an excellent choice. With its modern finishes and prime location, it is sure to attract those seeking a comfortable and stylish living space.

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Residential Sales & Lettings

5A CANADA ROAD

- *** CHAIN FREE ***
- Close to town centre
- Off road parking
- Close to amenities
- Close to Beach
- Two Bedroom
- Open plan Living/Dining Room and Kitchen
- Feature curved window
- Ideal for investor - Holiday Let ready



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Communal Hallway

A key coded communal front door leads to a small communal hallway and to the front door of Flat 1 on the ground floor.

Entrance

Wall mounted radiator, ceiling light and space for coat hooks/shoe storage. Leads to door to Hallway. Wood effect flooring.

Hallway

Wall mounted radiator, entry phone, doors leading to Bedroom 1, Bedroom 2, Storage Cupboard, Bathroom and partially glazed Living Room Door, wood effect flooring.

Bedroom 1

Double glazed window to front aspect with wooden shutters for privacy, wall mounted radiator, TV point, hanging pendant light, carpeted floor.

Bedroom 2

Double glazed window to front aspect with wooden shutters for privacy, wall mounted radiator, TV point, hanging pendant light, carpeted floor.

Bathroom

Dual flush close coupled WC, pedestal basin, shaver socket, bath with shower/tap mixer, bath screen, wall mounted chrome ladder style heated towel rail, tiled splashback and wood effect flooring.

Living/Dining Room

Double glazed window to the side aspect, curved double glazed window to the front and side aspect, wall mounted radiator, TV point, fitted blinds and wood effect flooring.

Kitchen

Double glazed window to front aspect with shutters for privacy, wall and base units with stone effect laminate worksurface, wall mounted radiator, one and a half bowl sink and drainer with mixer tap, electric oven, gas hob, integrated dishwasher, integrated fridge with freezer compartment and wood effect flooring.

Private Garden

There is a private garden to the side of the property which the the current vendors have considered installing a door/doors (subject to permission) for access enabling a private area for sitting outside during the summer months.

Agents Notes

Service Charge & Ground Rent = £350 PA

Pets with Permission

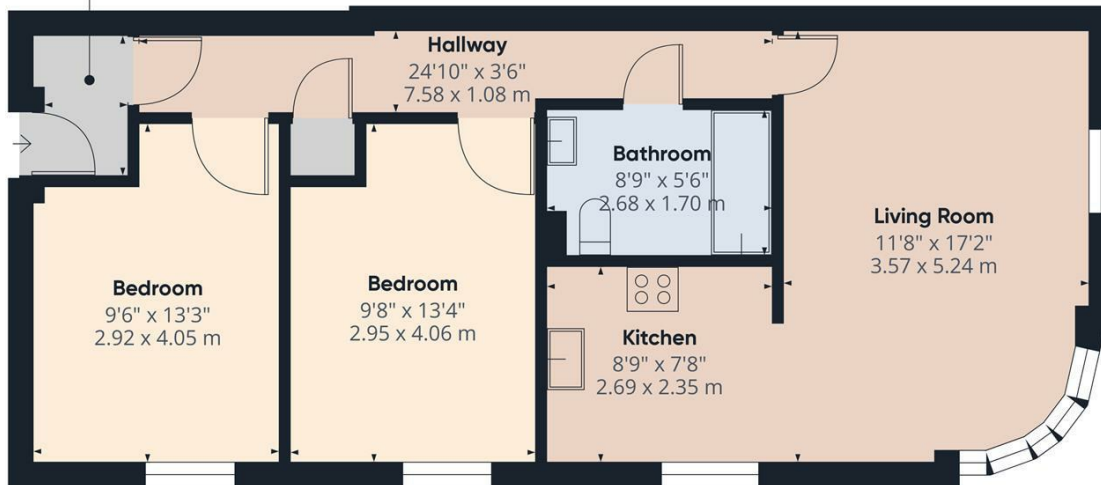
Holiday Lets Permitted

Lease 999 years from 2012 (986 years remaining)

FLAT 1 5A CANADA ROAD



3'6" x 5'8"
1.08 x 1.75 m



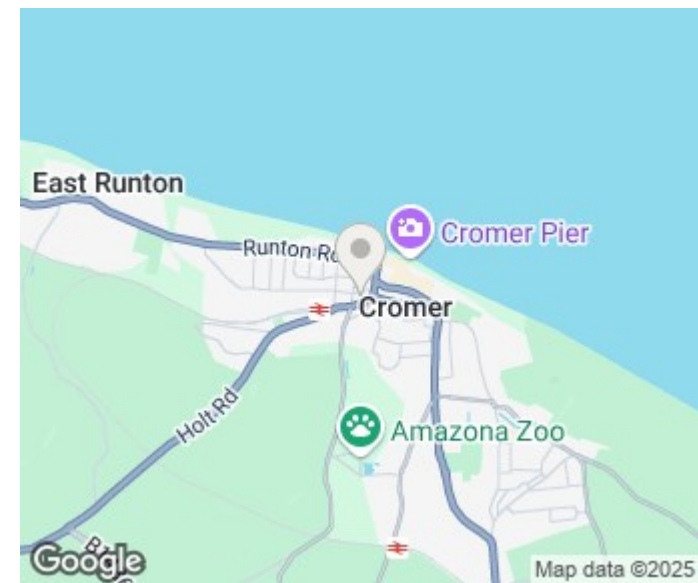
Approximate total area¹
665.43 ft²
61.82 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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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