



CROMER ROAD SHERINGHAM, NR26 8RP

£100,000
LEASEHOLD

Located very close to the town centre, this lovely one bed apartment would make a lovely first or second home or a great rental investment. With no upward chain you could move straight in!

HENLEYS
Residential Sales & Lettings

CROMER ROAD

- Ground Floor Maisonette • One Bedroom • Close to the town Centre • Potential Investment • No upward chain



OVERVIEW

Highwayman Court has a very interesting history. Once a hotel then, then a nightclub, the building was then converted into self-contained apartments in the 1990's. The property is located just a stones throw from the main town centre and comes with allocated parking. The current owner rents the property giving a good return on investment.

FIRST IMPRESSIONS

The property is accessed via a communal yard and steps lead to the main entrance door.

OPEN PLAN KITCHEN/OUNGE

The open plan kitchen/lounge has double glazed windows to the front aspect. The kitchen area has a range of base and wall mounted units with wood effect worktops over. Integral appliances include a four ring halogen hob with extractor unit over, dishwasher, built-in electric oven/grill and microwave oven, built-in fridge and separate freezer. Inset sink and draining board. Phone and TV points. Wall mounted electric heater.

Doors lead to the bedroom, bathroom

BEDROOM

Double glazed window to the rear aspect with a built-in wardrobe, carpeted flooring and a wall mounted electric heater. Inset ceiling downlights and carpeted flooring.

SHOWER ROOM

Three piece suite includes a quadrant shower cubicle, vanity wash hand basin and dual-flush low-level WC with enclosed cistern. Electric chrome towel rail and a built-in storage cupboard. Inset ceiling downlighting and extractor fan. Wood effect vinyl flooring.

PARKING

Communal parking is located behind the complex and accessed via Sadlers Lane.

LEASE AND CHARGES

Lease: 99 years from 2002

Annual charges from Jan 2024 - Dec 2024 £1586. Please note that this includes £500.00 into a reserve fund.

Ground rent £250

EPC RATING

Current E52

Potential C70

AGENTS NOTE

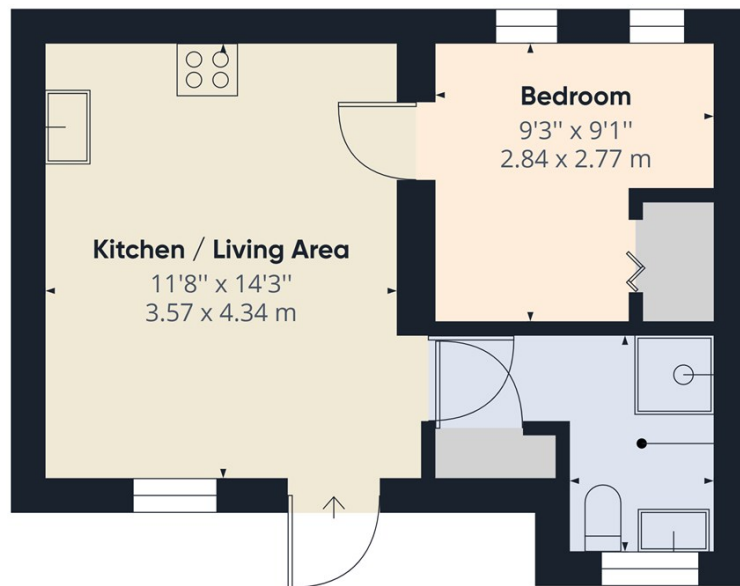
No holiday lets allowed.

Long term letting and pets allowed.

A gas supply is located at the property. The property is currently heated by electric heaters.

CROMER ROAD





Approximate total area⁽¹⁾
311.06 ft²
28.90 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	