



CANADA ROAD CROMER, NR27 9AH

£270,000
LEASEHOLD - SHARE OF FREEHOLD

*** CHAIN FREE ***

This well maintained two bedroom apartment in the heart of Cromer boasts a open plan Living/Dining Room and Kitchen, two bedrooms and a family bathroom. The apartment is light and airy throughout with a feature curved window which allows natural light to flood the living area. Two double bedrooms allow for enough space for a family, a couple or even use as a holiday property.

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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HENLEYS
Residential Sales & Lettings

CANADA ROAD

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



Cromer

Voted by "The Times" Newspaper second best place to invest in the country.

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 Blickling 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.

Overview

This well presented two bedroom apartment in the

heart of Cromer comprises of a living/dining room, kitchen, family bathroom and the aforementioned two bedrooms. The apartment is light and airy throughout with a feature curved window which allows natural light to flood the living area. Two double bedrooms allow for enough space for a family, a couple or even use as a holiday property.

Communal Hallway

A key coded communal front door leads to a small communal hallway and a staircase leads to Flat 2 on the first floor.

Entrance

Wall mounted radiator, ceiling light and space for coat hooks/shoe storage, Natural stone effect vinyl flooring and door to hallway.

Hallway

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

Bedroom 1

Double glazed window to front aspect, wall mounted radiator, hanging pendant light, loft hatch, carpeted floor.

Bedroom 2

Double glazed window to front aspect, wall mounted radiator, hanging pendant light, carpeted floor.

Family Bathroom

Large shower enclosure with black sparkle shower aqua

boarding, shower with handset and rainfall head, wall mounted ladder style heated towel rail, built in furniture with stone effect gloss laminated worktop, semi recessed basin and back to unit WC, shaver socket, wall mounted mirrored cabinet and natural stone vinyl 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, ceiling mounted spotlights and carpeted floor.

Kitchen

Double glazed window to front aspect, 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, space and plumbing for washing machine or dishwasher integrated fridge with freezer compartment and natural stone effect vinyl flooring.

Loft Area

Fully boarded with lighting and power, the loft area covers the whole roof of the apartment and is easily accessed via a wooden loft ladder.

Agents Note

Service Charges £300pa (Subject to increase 2026 due to managing agent)

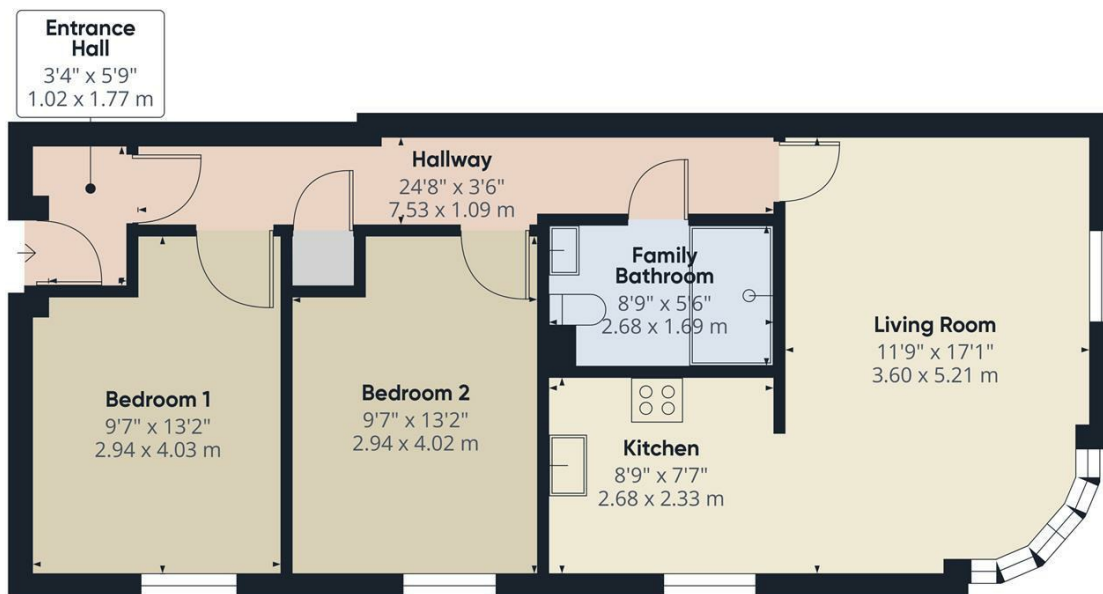
Ground Rent £0

Share of Freehold

Holiday/Long Term Lets Allowed

FLAT 2, 5A CANADA ROAD





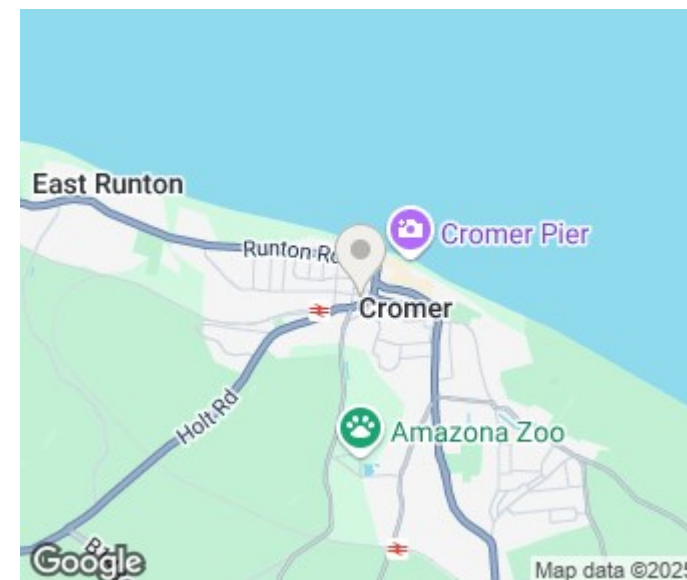
Approximate total area^m
667.26 ft²
61.99 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	