



LOUDEN ROAD

CROMER, NR27 9EF

£110,000
LEASEHOLD

This warm and beautifully presented one bedroom apartment in the sought after town centre location of Homecolne House in Cromer comprises of a well proportioned living room, kitchen, bright and airy bedroom with built in wardrobe/storage, shower room and large storage cupboard.

The property has communal areas both inside, with lounge, laundry and guest facilities and more. There are also communal garden areas and the property is close to the beach and town centre making socialising and shopping an ease.

Call Henleys today to arrange a viewing.

HENLEYS
Residential Sales & Lettings

LOUDEN ROAD

- Close to town centre & beaches • Highly sought after area • Communal areas & facilities • Over 55s complex • One Bedroom apartment • Lifts to all floors



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 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 warm and beautifully presented one bedroom apartment in the sought after town centre location of Homecolne House in Cromer comprises of a well proportioned living room, kitchen, bright and airy

bedroom with built in wardrobe/storage, shower room and large storage cupboard.

Holmecolne House:

- 50 flats. Built in 1987. Sizes 1 bedroom, 2 bedroom.
- Resident management staff and Careline alarm service
- Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library and Kitchen
- Whole site accessible by wheelchair. Easy Access to site.
- Weekly Social activities include: bingo, coffee mornings, birthday teas, special lunches, quiz nights and occasional trips out..
- New residents accepted from 60 years of age.

Hallway

Wood effect entrance door with peephole and letterbox leads to hallway with wall mounted electric radiator, carpeted floor and doors to bathroom, bedroom and living room.

Living Room

Double glazed windows to rear aspect, wall mounted electric radiator, TV point, fireplace and hearth with timber fire surround/mantel, wall lights, carpeted floor and archway to kitchen.

Bedroom

Double glazed windows to rear aspect, wall mounted electric radiator, built in wardrobe/storage, wall mounted mirror, wall lights and carpeted floor.

Kitchen

Wall and base units, stone effect laminate worktop with upstand, stainless steel sink and drainer, space for freestanding electric cooker, space for freestanding fridge freezer, tiled splashback and vinyl flooring.

Bathroom

Wall mounted electric towel rail, close coupled dual flush WC, shower enclosure with sliding door, vanity unit with basin, wall mounted mirror with light over, wall mounted heater, tiled splashback and vinyl flooring.

Communal Areas

Lift to all floors, Communal Lounge, Dining room, Laundry, Guest facilities, Garden, Library, Kitchen

Weekly Social activities include:

Bingo

Coffee Mornings

Birthday Teas

Special Lunches

Quiz Nights

Occasional Trips

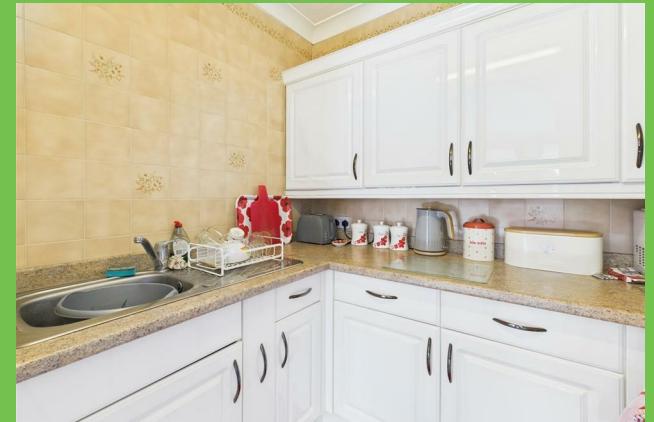
Agents Note

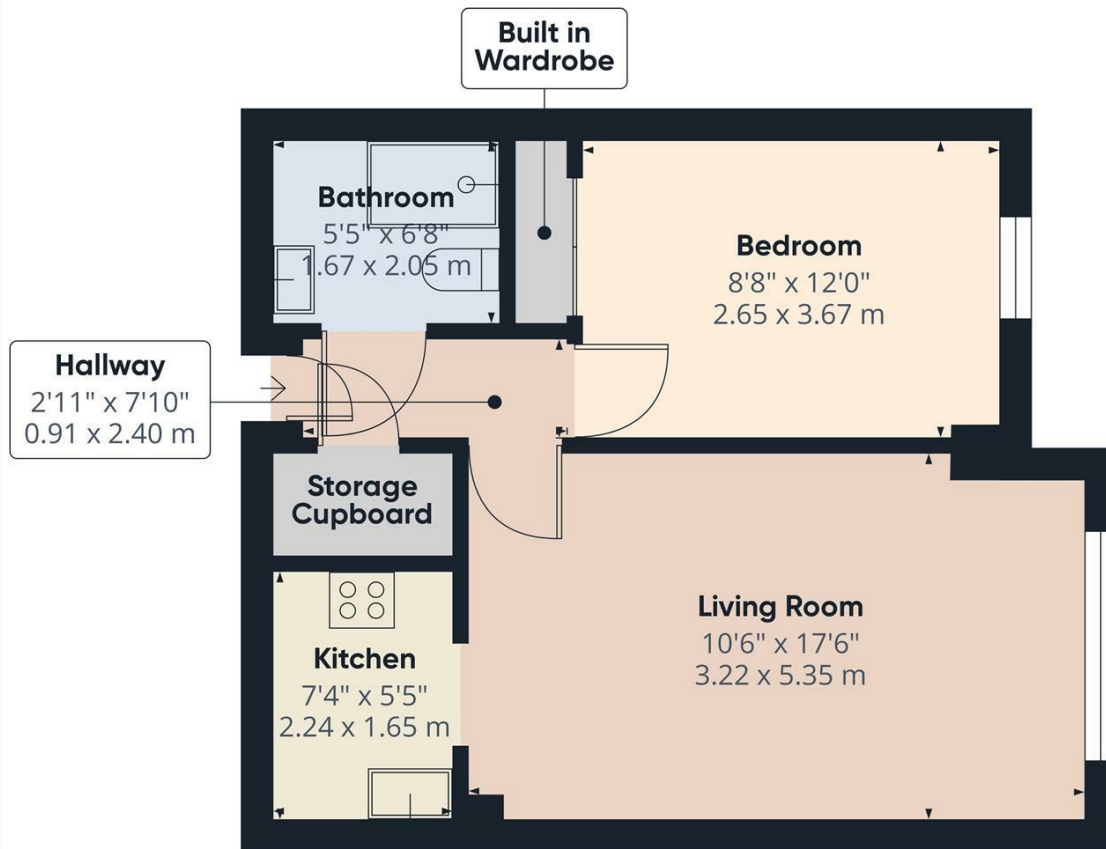
87 years remaining of a 125 year lease (From August 1987)

Pets with permission

Over 55's Complex

HOMECOLNE HOUSE LOUDEN





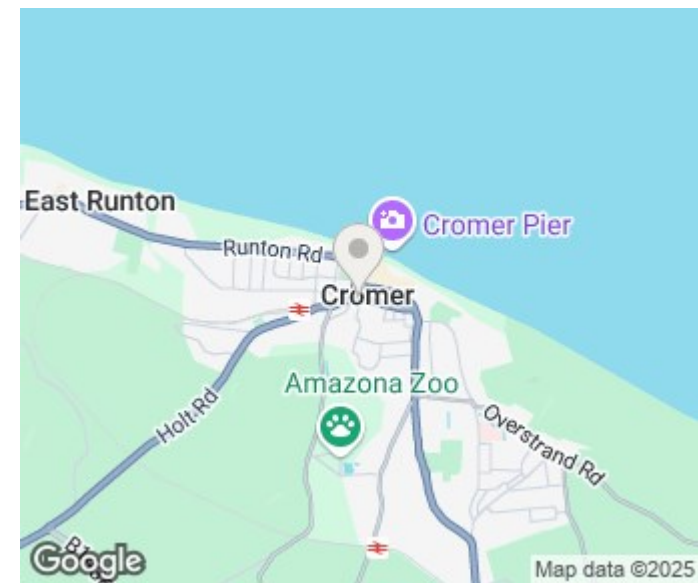
Approximate total area^m
418.92 ft²
38.92 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	