



**LOUDEN ROAD  
CROMER, NR27 9EF**

**£105,000  
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.

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ESTATE AGENCY SIMPLIFIED

## LOUDEN ROAD

- Over 55s complex • One Bedroom apartment • Lounge, Kitchen • Bathroom • Communal Parking Area • Lifts to all floors • Communal Lounge & Facilities • Highly sought after area • Close to town centre & beaches



### 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.

87 years remaining of a 125 year lease (From August 1987)  
Pets with permission  
Over 55's Complex

### **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

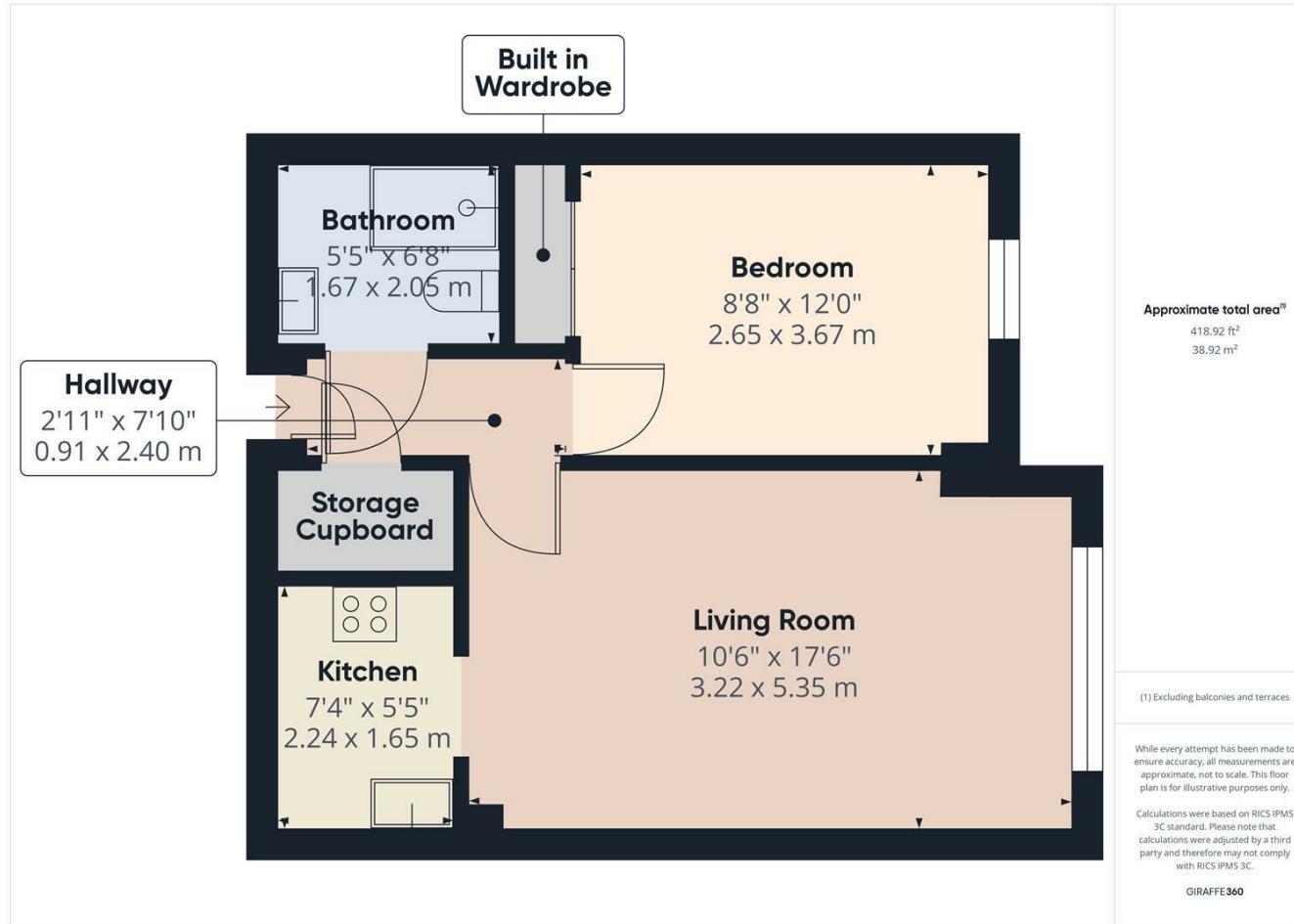
Weekly Social activities include:

Bingo  
Coffee Mornings  
Birthday Teas  
Special Lunches  
Quiz Nights  
Occasional Trips

### **Agents Note**

## **HOMECOLNE HOUSE LOUDEN**





| 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                             |   | 71      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |

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