



OVERSTRAND ROAD CROMER, NR27 0AL

£244,000
LEASEHOLD - SHARE OF FREEHOLD

This beautifully presented ground floor two bedroom apartment close to the centre of Cromer is now available.

This charming over 55's apartment boasts visitors parking AND a garage. The property also comprises of the aforementioned two bedrooms (one with WC off), a bright and airy bathroom, a large living/dining room with dual aspect windows and a galley kitchen. Being on the ground floor this apartment benefits from easy access and even boasts a door and large window straight onto the garden area.

Call Henleys to arrange a viewing.

HENLEYS
Residential Sales & Lettings

OVERSTRAND ROAD

- Large living/dining room
- Two double bedrooms
- Fitted wardrobes
- Close to North Lodge Park and the beach
- Ample storage
- Ground floor
- Close to town
- Separate private entrance if/when required
- Close to Cromer Hospital/Doctors
- Call Henleys to book a viewing



Cromer

As featured in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, Amazona Zoo, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer. Plus two bowls clubs and a Tennis club. Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. 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 beautifully presented ground floor two bedroom apartment close to the centre of Cromer is now available.

This charming over 55's apartment boasts a garage for the residents plus visitor parking for ease of your guests. The property also comprises of the aforementioned two bedrooms (one with small ensuite WC), a bright and airy bathroom, a large living/dining room with dual aspect windows and a well designed kitchen. Being on the ground floor this apartment benefits from easy access and even boasts a door and large window straight out to its patio and to the garden area .

Communal Hallway

Enter through a double glazed door to a clean and bright communal hallway. Number 10 is to the right hand side of the staircase.

Entrance Hallway

Entry to the apartment through a composite fire door to an L-Shaped entrance hallway with intercom door system, spotlights, three storage cupboards (one with power and space for large freestanding fridge/freezer, and one housing the wall mounted boiler), wall mounted radiator, wall mounted heating temperature control, carpeted floor, doors to bedroom one,

bedroom two and bathroom, glazed panel door to kitchen and archway into living/dining room.

Living/Dining Room

Double glazed windows to dual aspect and door to front aspect, wall mounted radiators, built in large display and storage unit with glass display cupboards, computer station, file drawer plus ample storage, decorative ceiling lights, space for dining table and chairs and carpeted floor.

Kitchen

Double glazed window to side aspect, wall and base units, quartz effect worktop, anthracite coloured sink with drainer and mixer tap, under unit lighting, space and plumbing for washing machine, integrated slimline dishwasher, space for freestanding fridge freezer, built-in electric oven, inset electric hob with extractor over, space for dryer or under counter fridge/freezer, wall mounted radiator, tiled splashbacks and tiled flooring.

Bathroom

Obscured double glazed window to side aspect, 'P' shaped shower bath with screen over, corner mixer tap with handheld shower, riser rail and shower above bath, large airing cupboard to end of bath, built in furniture with semi recessed basin and mixer tap, concealed cistern with dual flush push button, back to unit WC pan, white ladder style heated towel rail/radiator, wall mounted mirrored cabinets, tiled splashbacks and stone effect composite tiled flooring.

Bedroom One

Double glazed window to rear aspect, wall mounted radiator, built in large sliding door wardrobes and dressing table, carpeted floor and door to small WC.

WC

Corner vanity basin, cupboard over with mirror doors, shaver/toothbrush socket, light well window, close coupled dual flush WC and tiled splashback.

Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, built in wardrobe and over bed storage and carpeted floor.

Communal Gardens

Weylands Court has communal gardens and this particular property (being ground floor) benefits from a door opening straight onto the gardens.

Agents Note

999 year lease from 25th March 1976 with 950 years remaining

1/12 Share of Freehold

Charges paid in May 2024 £1330.16. Next charges due in May 2025 may differ due to works.

Gas Central Heating

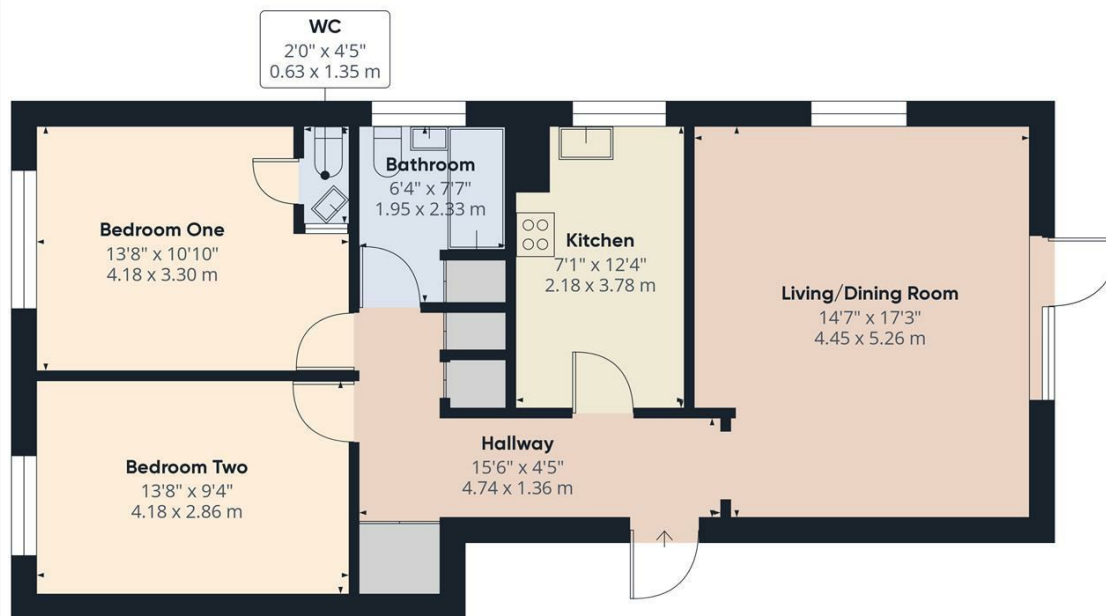
No Pets

No Holiday Lets

Council Tax Band B

10 WEYLANDS COURT





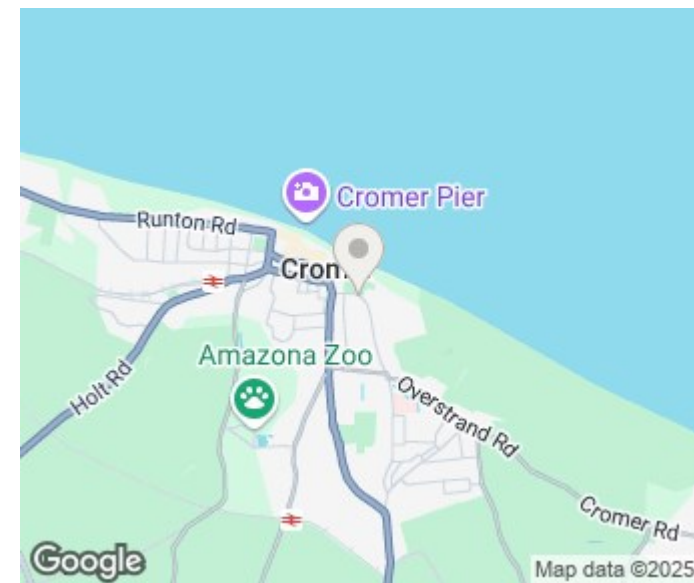
Approximate total area^m
765.08 ft²
71.08 m²

(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		
(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	