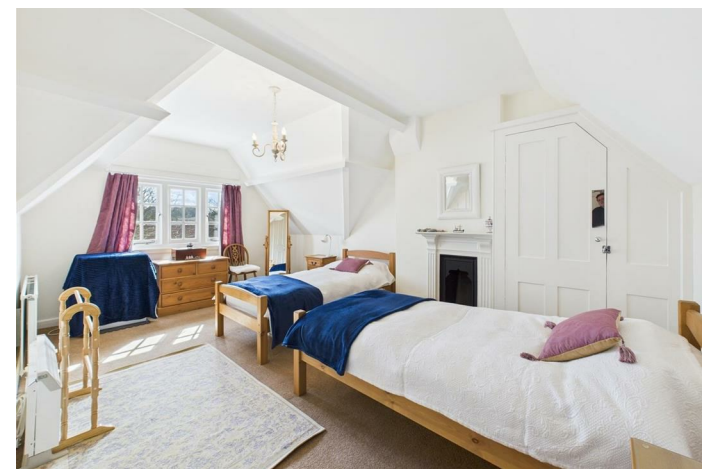




CLIFF AVENUE CROMER, NR27 0AF

£215,000
SHARE OF FREEHOLD

**** CHAIN FREE ****

This wonderfully maintained top floor apartment in the beautiful Grange Court building on Cliff Avenue is now available. This two bedroom apartment boasts a spacious living/dining room with dual aspect views of the rooftops of Cromer, the Church and the Sea, two double bedrooms with built in storage, a bright and well maintained shower room and a kitchen with velux window with views of the rooftops of Cromer.

Offered with a long lease and a share of the freehold, this apartment offers an excellent opportunity to provide a lovely seaside home for both permanent or holiday use, however it may not be sub-let for holidays.

Call Henleys today to book a viewing.

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HENLEYS
Residential Sales & Lettings

CLIFF AVENUE

- **** CHAIN FREE **** • Close to town centre • Quiet residential area of Cromer • Close to Cromer Hospital and GP • Close to North Lodge Park and the Beach • Lease with share of Freehold • Two Bedroom • Sought after location • Viewing Highly Recommended. • Call Henleys today to book a viewing



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 Blicking 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 wonderfully maintained top floor apartment in the beautiful Grange Court building on Cliff Avenue is now available. This two bedroom apartment boasts a spacious living/dining room with dual aspect views of

the rooftops of Cromer, the Church and the Sea, two double bedrooms with built in storage, a bright and well maintained shower room and a kitchen with Velux window with rooftops views Cromer.

With a long lease and a share of the freehold, this apartment offers an excellent opportunity to provide a lovely seaside home for both permanent or holiday use, however it may not be sub-let for holidays.

Communal Entrance/Hallways

Enter through a timber front door into a open bright and airy communal hallway with a grand staircase leading to all floors.

Hallway

Into the apartment to the entrance hallway with wall mounted radiator, intercom door phone system, carpeted floor and doors to shower room, storage/airing cupboard, bedrooms one and two plus the living/dining room.

Shower Room

Velux window to rear aspect, vanity basin unit with mixer tap, close coupled dual flush WC, shower enclosure with bifold door, wall panelling to half height, wall mounted radiator, wall mounted mirror above basin and carpeted floor.

Bedroom One

Traditional styled window to rear aspect, original fireplace (not in use), wall mounted radiator, built in

cupboard/wardrobe, hanging chandelier style lighting and carpeted floor.

Bedroom Two

Traditional styled window to rear aspect, wall mounted radiator, built in cupboard/wardrobe and carpeted floor.

Living Room

Step down into the living area with traditional style window to side aspect, fireplace with tiled hearth and white painted timber decorative mantel, built in storage and shelving to the right hand side of the fireplace, carpeted floor, wall mounted radiator, archway to kitchen and opening to dining area.

Dining Room

Traditional style window to front aspect, space for dining table and chairs, wall mounted radiator and carpeted floor.

Kitchen

Velux window to front aspect, wall and base units with wood effect laminate worksurface, stainless steel sink and drainer with mixer tap, electric oven, space for under counter fridge, space and plumbing for washing machine, wall mounted radiator, tiled splashback and carpeted floor.

Outside

To the front of the property is a communal carpark with one allocated off road parking space for this flat. The parking area also offers visitors parking spaces and

provides access to landscaped gardens with bike shed, seating area and direct pathway to Warnes Close. There are two drying areas for washing within the communal gardens.

Agents Notes

Fire Prevention measures updated in last four years.
CCTV on site.

981 years of a 999 year lease remaining,

Ground Rent £0

Annual Maintenance Charges £2245

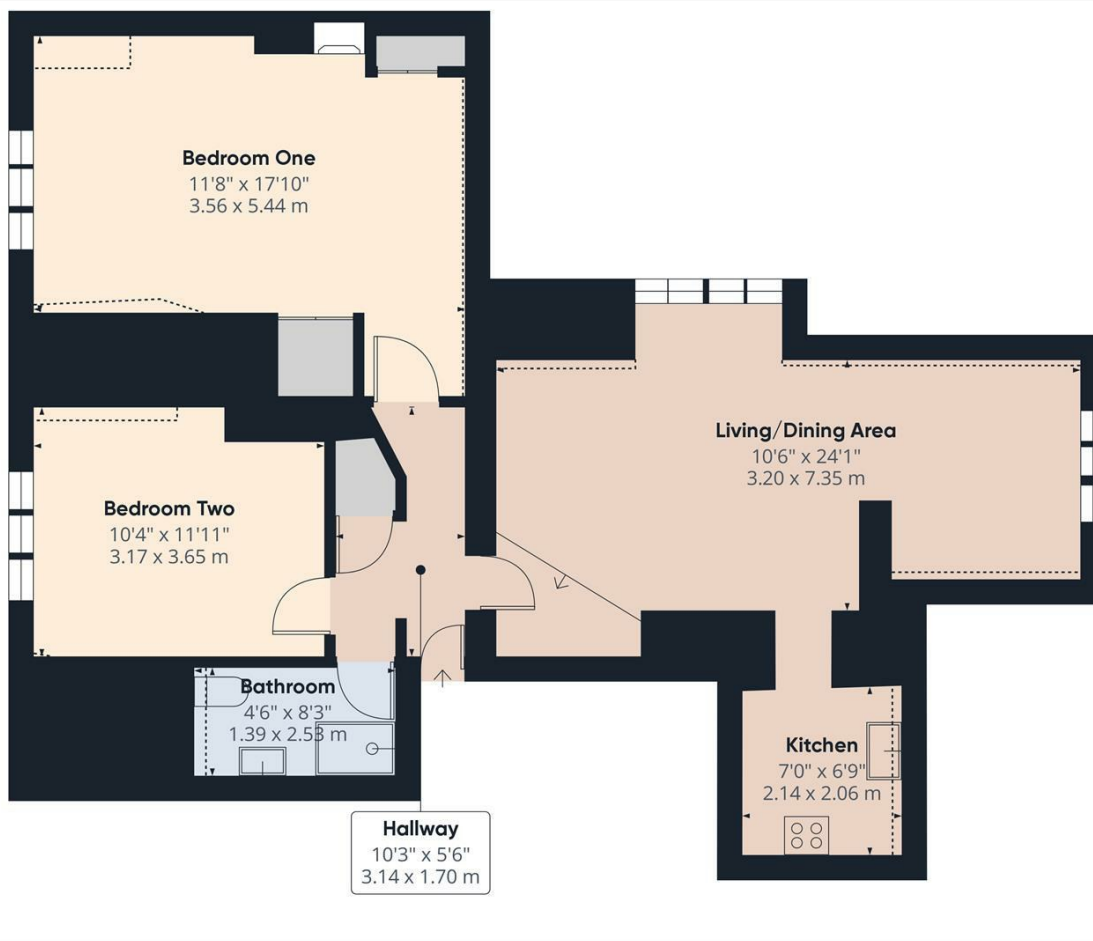
No holiday lets

Long term lets allowed

Pets Allowed

7 GRANGE COURT CLIFF AVENUE





Approximate total area¹¹
749.59 ft²
69.64 m²

Reduced headroom
22.98 ft²
2.13 m²

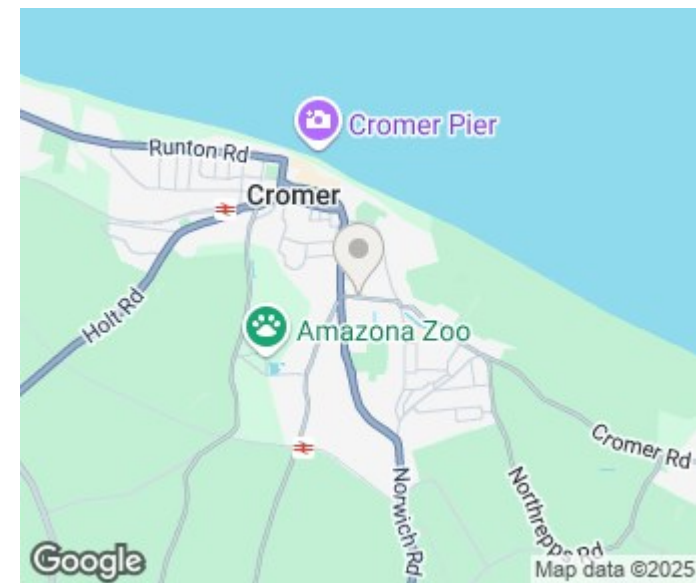
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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	78
(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