



## CLIFF AVENUE CROMER, NR27 0AF

£180,000  
FREEHOLD

This beautifully finished top floor apartment in the beautiful Grange Court building on Cliff Avenue is now available. This one bedroom apartment comprises a living room with views from multiple aspects of the rooftops of Cromer, the aforementioned bedroom with built in storage, a well proportioned bathroom and a kitchen with breakfast bar for dining.

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 to book a viewing

**H**  
**HENLEYS**  
Residential Sales & Lettings

## CLIFF AVENUE

- **\*\* CHAIN FREE \*\***
- Quiet residential area of Cromer
- Sought after location
- Viewing Highly Recommended.
- Lease with share of Freehold
- Close to North Lodge Park and the Beach
- Close to town centre
- One Bedroom
- Close to Cromer Hospital and GP
- Kitchen/Dining Area



### 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 beautifully finished top floor apartment in the beautiful Grange Court building on Cliff Avenue is now available. This one bedroom apartment comprises a living room with views from multiple aspects of the

rooftops of Cromer, the aforementioned bedroom with built in storage, a well proportioned bathroom and a kitchen with breakfast bar for dining.

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.

### Hallway

Velux window, wall mounted radiator, intercom phone/door system, wall mounted coat hooks, ceiling mounted angled spotlights and carpeted floor.

### Living Room

Double glazed window to front, back and side aspect, uPVC door to rooftops, wall mounted radiators, storage cupboard into eaves and carpeted floor.

### Kitchen/Dining Area

Velux window and double glazed window, base units with wood effect laminate worktop, stainless steel sink with drainer, integrated oven, four ring gas hob, wall mounted boiler, breakfast bar to window, wall mounted radiator, space for undercounter fridge, tiled splashbacks and tile effect vinyl flooring.

The washing machine will come with the flat and runs solely on cold water.

### Bedroom

Double glazed window to rear aspect, wall mounted



radiator, built in wardrobes, ceiling fan/light and carpeted floor.

### Bathroom

Velux window to rear aspect, bath with shower/tap mixer, close coupled dual flush WC, pedestal basin, white ladder style heated towel rail, tiled splashback and tile effect vinyl flooring.

### 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

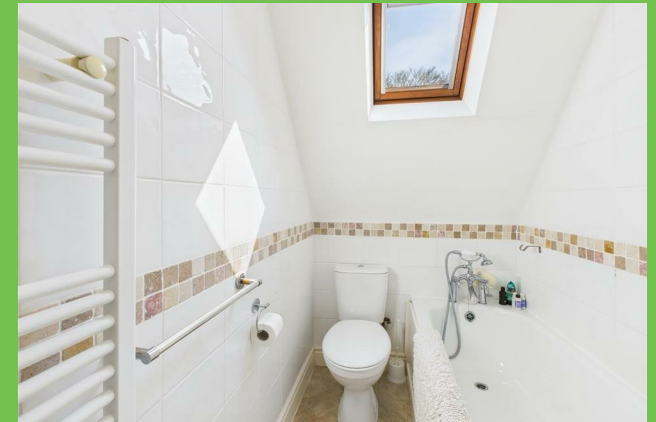
Annual Maintenance Charges £2245

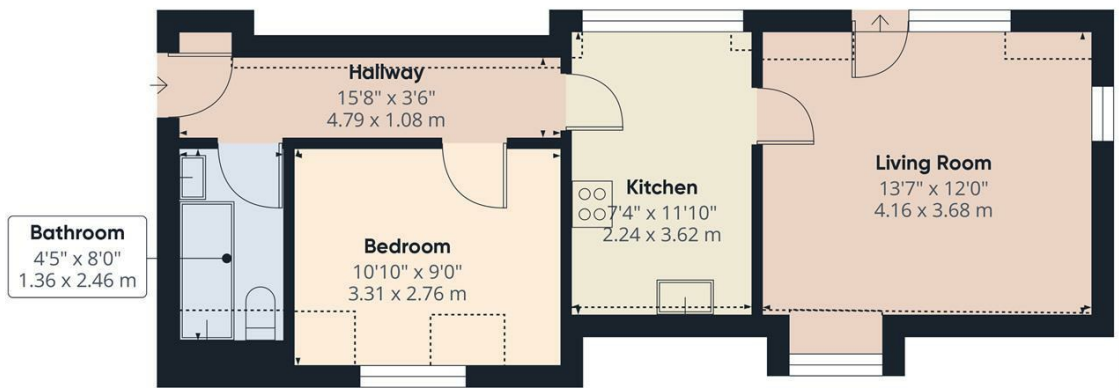
No holiday lets

Long term lets allowed

Pets Allowed

## 8 GRANGE COURT CLIFF AVENUE





Approximate total area<sup>®</sup>  
458.54 ft<sup>2</sup>  
42.6 m<sup>2</sup>

Reduced headroom  
35.89 ft<sup>2</sup>  
3.34 m<sup>2</sup>

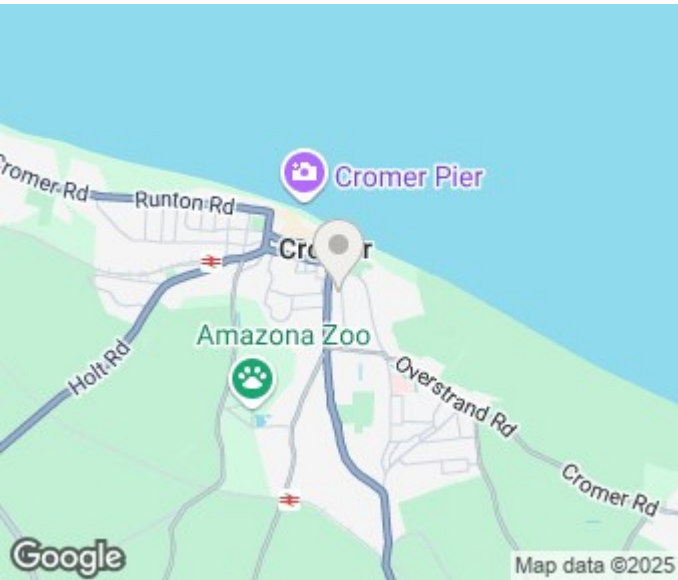
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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	