



CABBELL ROAD

CROMER, NR27 9HU

£115,000
LEASEHOLD

This stunning top floor one bedroom flat, right in the heart of Cromer, with sea views is now available. The property comprises of a bright and airy living room with opening to a kitchen, a bedroom and a bathroom.

Just a three minute walk to the town centre and a seven minute walk to Cromer Pier and Promenade, this flat has great access to amenities, offers an opportunity to own a coastal bolthole or make this a home.

Call Henleys to arrange a viewing


HENLEYS
Residential Sales & Lettings

CABBELL ROAD

- Sea Views • Close to town centre • One Bedroom • Close to beach/promenade • Call Henleys to arrange 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

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Communal Entrance Hall

Enter to the side of the building opening to stairs leading to all floors.

Hallway

Entering the flat into the hallway with hanging pendant light, coat hooks, space for shoe storage, carpeted floor and doors to living room and bedroom plus a sliding door to the bathroom.

Living Room

Double glazed window to front aspect, wall mounted electric heater, hanging pendant light, wall light, carpeted floor and opening to kitchen.

Kitchen

Double glazed window to side aspect, wall light and ceiling mounted spotlights, wall and base units with wood effect laminate worktop, sink with drainer and mixer tap, electric inset hob and integrated oven, wall unit with glass front for display, space and plumbing for washing machine or dishwasher, tiled splashback and tile effect vinyl flooring.

Bedroom

Double glazed window and velux to side aspect, built in wardrobe, wall mounted electric heater and carpeted floor.

Bathroom

Pedestal basin, ladder style white heated towel rail, wall mounted mirrors, shelves and lighting, close coupled dual flush WC, bath with shower over and shower screen, tiled splashbacks and patterned vinyl flooring,.

Agents Note

164 years remaining of 199 year lease

Ground Rents £122.85 P.A.

Maintenance Charges £843.75 P.A.

No Holiday Lets

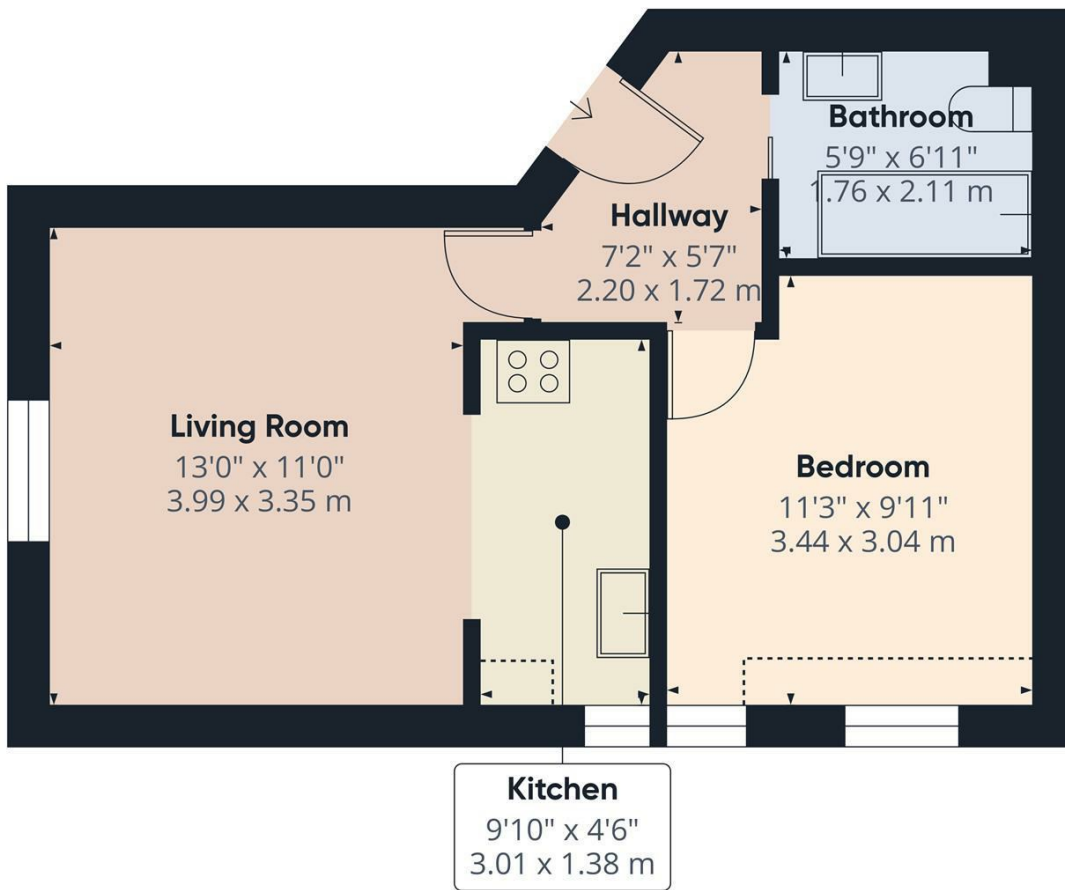
No Pets Allowed

No Laminate Flooring Allowed.

Council Tax Band A

FLAT 6, CLIFFDALE, 4 CABBELL





Approximate total area^m

377 ft²
35 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

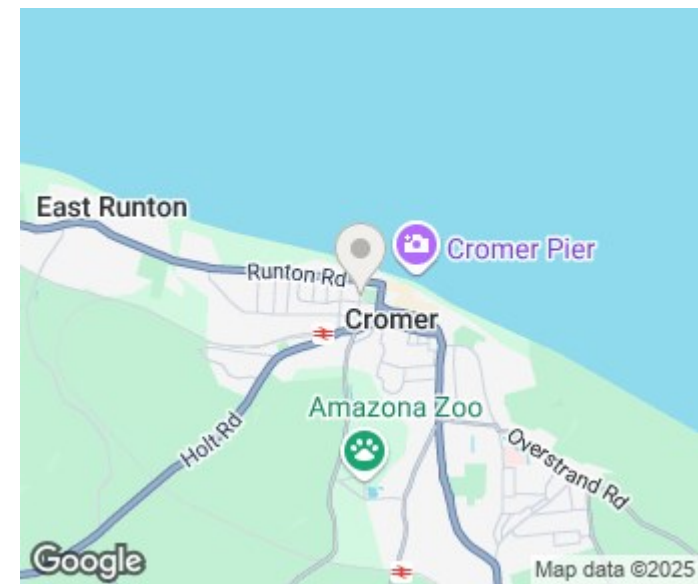
Reduced headroom

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 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		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	