



## PARK ROAD CROMER, NR27 0EA

£240,000  
LEASEHOLD - SHARE OF FREEHOLD

Nestled in the charming coastal town of Cromer, this delightful apartment on Park Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the sea.

The apartment features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to all your daily needs with ease.

This apartment on Park Road presents an excellent opportunity for those looking to embrace a coastal lifestyle in a welcoming community. Do not miss the chance to make this charming apartment your own.

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

## PARK ROAD

- **\*\* CHAIN FREE \*\*** • Well Presented First Floor Apartment • Lounge • Kitchen • Two Double Bedrooms • Bathroom • Off Road Parking • Share of Freehold • Call Henleys to view



### 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

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### Communal Entrance Hall

Enter via the communal entrance door to the communal hallway with stairs rising to all floors.

### Entrance Hall

Entering into a well presented entrance hall with wall mounted gas fired radiator, security entry phone, carpeted flooring and doors to Lounge, Bedrooms 1, 2 & Bathroom.

### Lounge

Two uPVC double glazed sash windows to the front aspect with rooftop views towards Cromer Lighthouse, wall mounted gas fired radiator, carpeted flooring, door to Kitchen.



### Kitchen

uPVC double glazed sash window to the front aspect with rooftops views towards Cromer Lighthouse, range of base and wall mounted units set beneath work surfaces with some matching upstands, inset stainless steel sink and drainer unit with mixer tap over, integrated dishwasher, integrated washing machine, inset electric hob with concealed cooker hood over, integrated fridge, built in electric oven, wall mounted gas fired boiler concealed in kitchen unit, wall mounted gas fired radiator, tiled splash backs, wood effect vinyl type flooring.

### Bedroom 2

Two uPVC double glazed windows to the front aspect with rooftops views towards Cromer Lighthouse, wall mounted gas fired radiator, carpeted flooring.

### Bathroom

Obscure uPVC double glazed window to the front aspect, p-shaped bath with mixer tap and shower attachment over, vanity sink unit with mixer tap over and cupboard below, concealed cistern dual flush WC, wall mounted chrome ladder style heated towel rail, shaver point and light, tiled splash backs, tiled flooring.

### Bedroom 1

uPVC double glazed windows to the side and rear aspects, wall mounted gas fired radiator,, built out cupboard with hanging rail, carpeted flooring

### Outside

To the front of the building is a good sized parking area with parking for one car.

To the side is an enclosed area with rotary washing lines and dustbins.

### Agents Note

Leasehold with Share of Freehold

999 year lease commencing in 1985 (959 years remaining)

£616.23 per annum service charges (2024/2025)

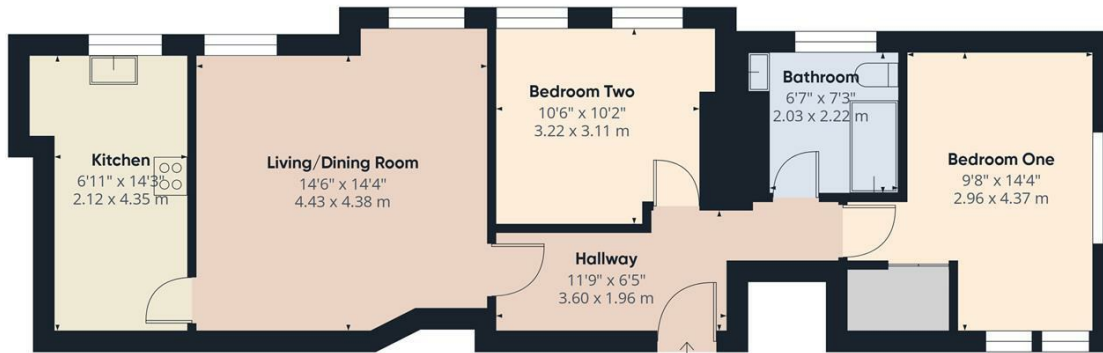
£384.62 per annum maintenance charges (2024/2025)

Holiday lets not permitted.

Pets with prior agreement with the management company

## 7 LINKSIDE PARK ROAD





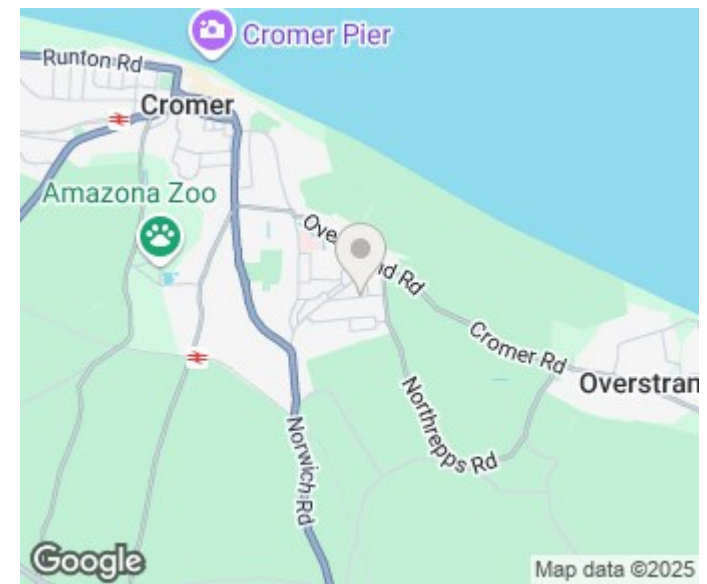
Approximate total area<sup>m</sup>  
730 ft<sup>2</sup>  
67.8 m<sup>2</sup>

(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 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	73	81
(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	