



## 8 LOUDEN ROAD CROMER, NR27 9EF

£375,000  
LEASEHOLD - SHARE OF FREEHOLD

A Luxury ground floor 2 Bedroom Apartment Lovingly Created by Ilex Homes Elegantly Renovated Victorian Double-Fronted Building Heritage Features Combine with Luxurious High Specification Finishes Excellent Holiday Let Potential Breath-taking views of the Church Two Luxurious Bedrooms with En-Suites Sociable Open Plan Living Spaces Allocated Parking Space Large Period Sash Windows and High Ceilings Stroll to Cromer's Glorious Blue Flag Pier and Coastal Walks  
Full description  
Tenure: Leasehold

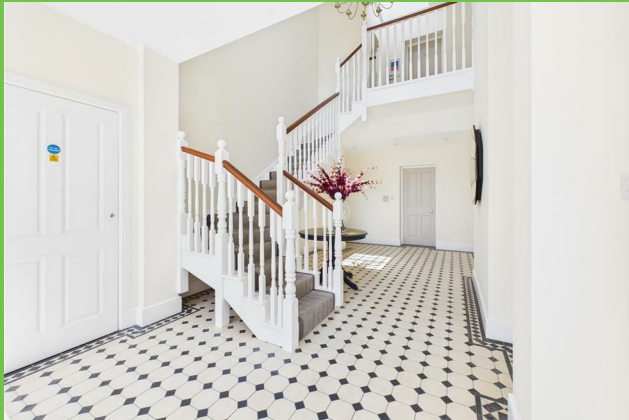
THE BARCLAY "Oh to be besides the sea..."

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



## 8 LOUDEN ROAD

- Heritage Features Combine with Luxurious High Specification Finishes
- Breath-taking views of the Church
- Sociable Open Plan Living Spaces
- Large Period Sash Windows and High Ceilings
- Elegantly Renovated Victorian Double-Fronted Building
- Excellent Holiday Let Potential
- Two Luxurious Bedrooms with En-Suites
- Allocated Parking Space
- A Luxury ground Floor 2 Bedroom apartment
- Chain free



### OVERVIEW

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THE BARCLAY "Oh to be besides the sea..."

The pier juts out from the shore, the colourful frontage of seaside homes lines cliffside streets and the distant waft of fish and chips sends your senses tingling. This is the essence of Great British seaside nostalgia.

Never has a setting been more iconic in English society; we really do love to be beside the sea.

The British seaside past time has been enjoyed for generations - it is Cromer's iconic heritage architecture which has been here to see it all.

Locally known as 'The Cottage', Collison Place was originally built as a community hospital in 1888, thanks to the work of the founding committee and the

generosity of Mr G W Collison.

The building and apartments have been named in homage to Mr Collison and six of the committee members and their legacy and throughout Collison Place you will discover fond nods to this important past-life have been preserved.

Life at Collison Place offers an elegant blend of tradition and vogue.

Wake up to church views and a sea breeze flowing through the sash windows of this elegant double fronted Victorian Cromer apartment.

Grab your morning coffee to takeaway and stroll upon the cliffs, promenade and along the pier.

But once you step through the front door, a grand entrance hall welcomes you; Victorian tiles tease the way to a cut-string staircase, sweeping beneath an 18-arm brass chandelier

### CROMER

Cromer has an exciting vibe and fantastic amenities. Perhaps start the day with a morning coffee at Rocket Café, overlooking the sea, or catch up with friends at New Fig and Olive Deli.

From perusing local independent shops to dining in

some of Norfolk's favourite eateries, Cromer delivers a lifestyle to be envied.

At the end of the spectacular Victorian pier, sits a 500-seat pavilion theatre, hosting a wide variety of shows, from March to the end of December.

The pride of those who call this town home is the modern Lifeboat, watching over all who live and visit the coast it launches heroically from the end of the pier slipway.

Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum.

And when the sun sets on the horizon, there's nowhere better to be than Gangway wine bar or the acclaimed No1, run by Michelin-starred chef Galton Blackiston.

The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctor's surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

### SPECIFICATION

\*Generous living/kitchen/dining space at the heart of this apartment, with kitchen peninsula designed for socialising and entertaining.

\*Oak effect LVT flooring throughout with carpets to bedrooms.

\*Subtle woodgrain indigo Shaker-style kitchens with solid quartz work surfaces and upstands.

\*Integrated appliances including Neff oven, hobs, and extractors.

\*Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets.

\*Classic four-panel Victorian style solid engineered doors, with beehive style handles.

\*Hardwood double glazed sash windows by Advanced Joinery.

\*Lumi plugin ceiling lights, discreetly integrating smoke and heat detection systems.

\*Electric radiators controlled by Heatmiser NeoStat smart thermostats, enabling heating control from anywhere via an app.

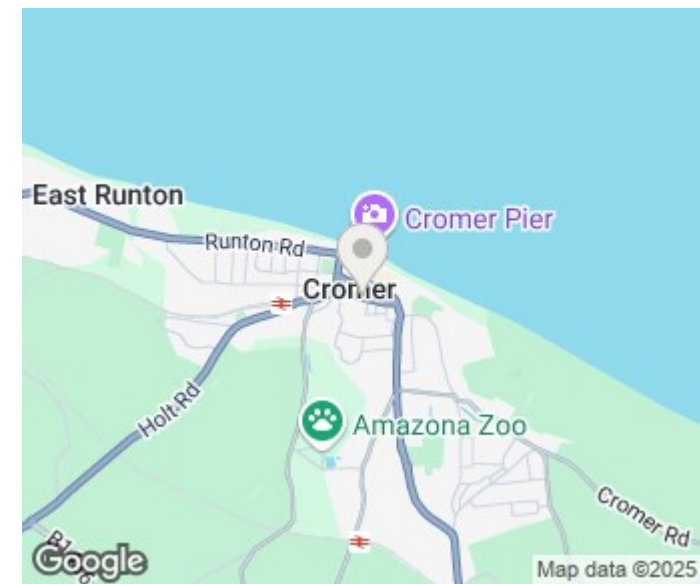
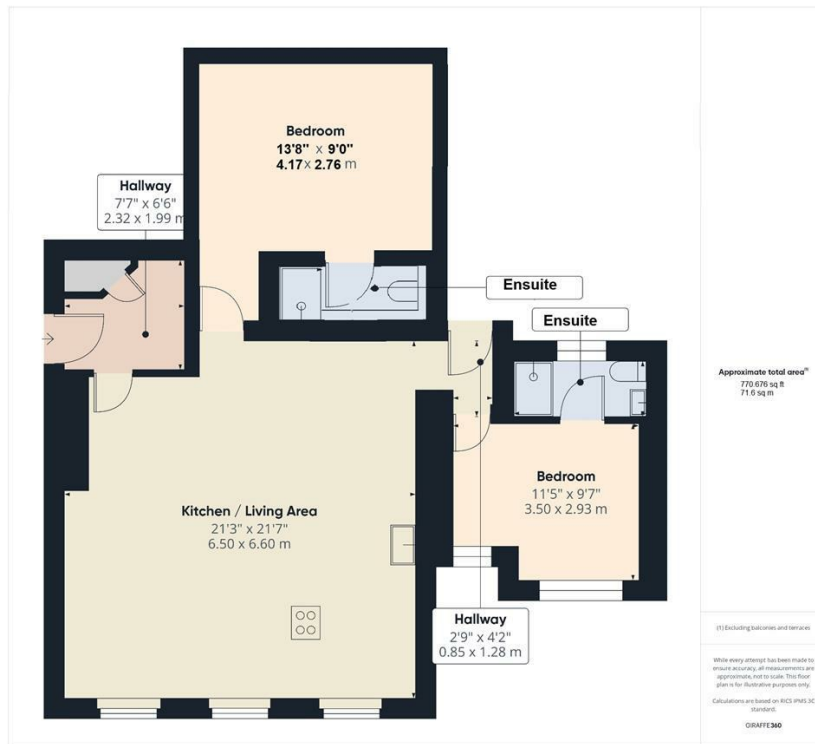
### Agents note

Lease hold with share of freehold

EPC E

## FLAT 3 COLLISON PLACE 8





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	