



## PRINCE OF WALES ROAD

CROMER, NR27 9HR

£160,000  
LEASEHOLD - SHARE OF FREEHOLD

A well presented second floor apartment situated close to Cromer Town Centre and amenities. Comprising Lounge, Kitchen/Breakfast Room, Double Bedroom, Study Room/Bedroom 2, Jack & Jill Bathroom, Separate WC and Balcony with Sea Views.

Call Henleys to view.

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Residential Sales & Lettings



# PRINCE OF WALES ROAD

## • Second Floor

Apartment • Lounge • Kitchen/Breakfast Room • Double Bedroom • Study/Bedroom 2 • Jack & Jill Bathroom • Separate WC • Balcony with Sea Views • Call Henleys to view



## COMMUNAL ENTRANCE

Secure entrance door, stairs rising to all floors.

## ENTRANCE HALL

Split level hallway with wall mounted gas fired radiator, security entry phone, carpeted flooring doors to Bedroom 1, Study/Bedroom 2 and WC and stairs rising door leading to Lounge.

## LOUNGE

Single glazed sash window to the front aspect, feature fire surround, wall mounted gas fired radiators, wood effect laminate flooring, coving to the ceiling, single glazed door with side windows to Balcony, open to Kitchen/Breakfast Room.

## KITCHEN/BREAKFAST ROOM

Single glazed sash window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit, washing machine, inset electric hob, built in electric oven, fridge freezer, wall mounted gas fired radiator, wall mounted gas fired boiler, tiled splash backs, wood effect laminate flooring.

## SEPARATE WC

Obscure single glazed sash window to the side aspect, close couple WC, wall mounted wash hand basin, tiled splash backs, tiled flooring.

## STUDY/BEDROOM 2

Single glazed sash window to the side aspect, wall mounted gas fired radiator, wood effect laminate

flooring, coving to the ceiling, door to Jack & Jill Bathroom.

## BEDROOM 1

Single glazed sash window to the side aspect, wall mounted gas fired radiator, carpeted flooring, coving to the ceiling, door to Jack & Jill Bathroom.

## BALCONY

Small balcony providing seating for two persons with ornate iron railing and sea views.

## CHARGES

Ground Rent £50 per annum

Lease: 999 from July 2004 (978 years remaining)

Maintenance Charges:

1/3 of annual Fire Alarm Test

1/3 of Building Insurance

1/3 General Maintenance (as & when required)

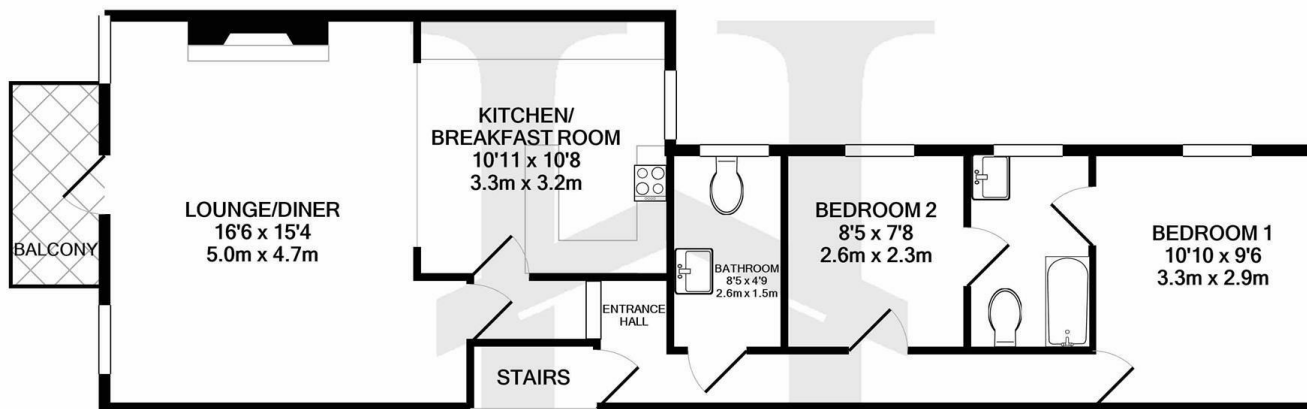
£8 per month Communal Electricity

Mains s, Electric, Water & Drainage

**\*\* Please contact Henleys Estate Agents for further detail of Charges \*\***

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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