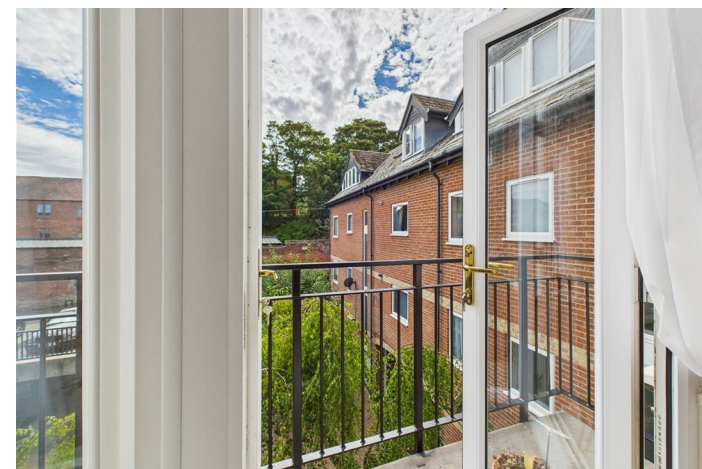




ST. MARYS ROAD

CROMER, NR27 9DJ

£165,000
LEASEHOLD

Craigside is a purpose built apartment block just a short walk from the town centre and stunning beaches Cromer has to offer. This well presented 2 bed apartment is situated on the 2nd floor with lift access. The apartment consists of two double bedrooms, fitted kitchen, lounge with balcony, and family bathroom. The property also comes with allocated undercover parking space.

H
HENLEYS
Residential Sales & Lettings

ST. MARYS ROAD

- Chain free
- Two

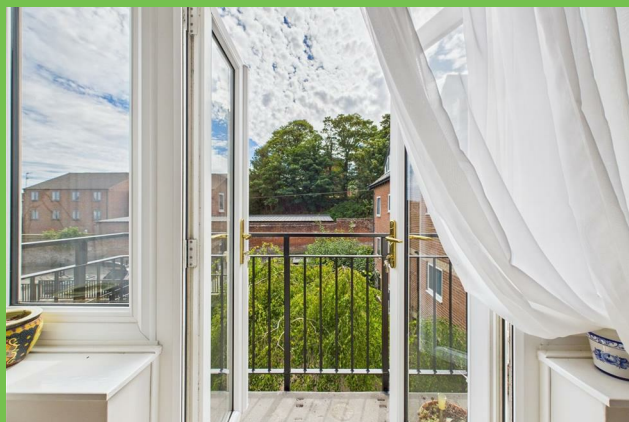
bedrooms • Bathroom • Fitted

kitchen • Lounge with balcony • Allocated

undercover parking space • Lift to access

apartment • Walking distance to town and

beach • Fantastic location • Leasehold



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" Cromer Pier has been voted pier of the year.

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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the

northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

overview

Craigside is a purpose built apartment block just a short walk from the town centre and stunning beaches Cromer has to offer. This well presented 2 bed apartment is situated on the 2nd floor with lift access. The apartment consists of two double bedrooms, fitted kitchen, lounge with balcony, and family bathroom. The property also comes with allocated undercover parking space.

Communal Area

The communal entrance has intercom phone entry doorbell system. From the communal hall, there is a lift and stairs that rise to all floors. The apartment is situated on the second floor.

Entrance hall & hallway

From the hallway, doors open to the lounge, the kitchen, the two bedrooms and the bathroom.

Lounge

Double glazed windows and patio doors leading to balcony with elevated views. Carpeted flooring and radiator. TV and phone points.

Kitchen

Fully fitted range of base and wall mounted units with worktops over and an inset sink and draining board.

Integral appliances include a four ring gas hob with extractor hood over, and electric oven and grill. Spaces for washing machine and under counter fridge. Wall mounted radiator and vinyl flooring. Double glazed window and wall mounted gas boiler.

Bedroom 1

Double glazed window with carpeted flooring and a built-in wardrobe. Wall mounted radiator.

Bedroom 2

Double glazed window with carpeted flooring and radiator.

Bathroom

Bath and separate shower cubicle, wash hand basin and dual-flush WC. Wall mounted radiator and wood effect vinyl flooring. Dual voltage shaver point and extractor fan.

Parking

There is one allocated parking space in the main car park which is undercover.

Agents note

The lease has 96 years remaining

Ground rent: £100 per annum

Service charges: Approx. £1100 per annum

Long term letting permitted

Holiday lets are not allowed

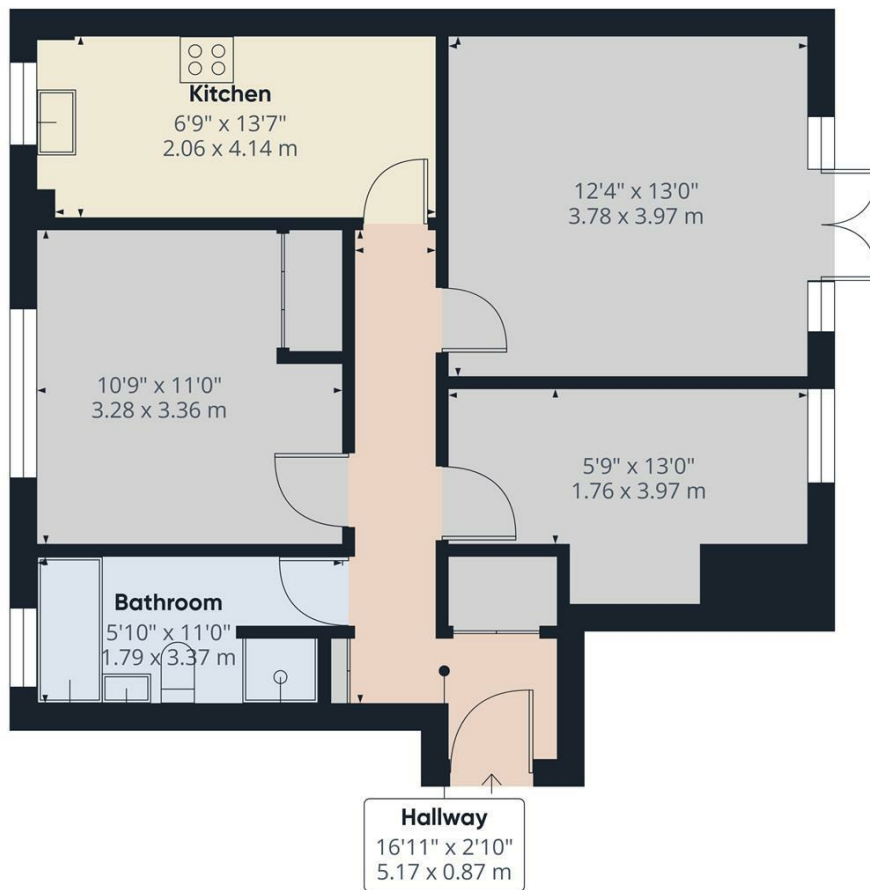
Pets only allowed with landlords permission

Council tax band B

EPC - TBC

16 CRAIGSIDE ST. MARYS ROAD



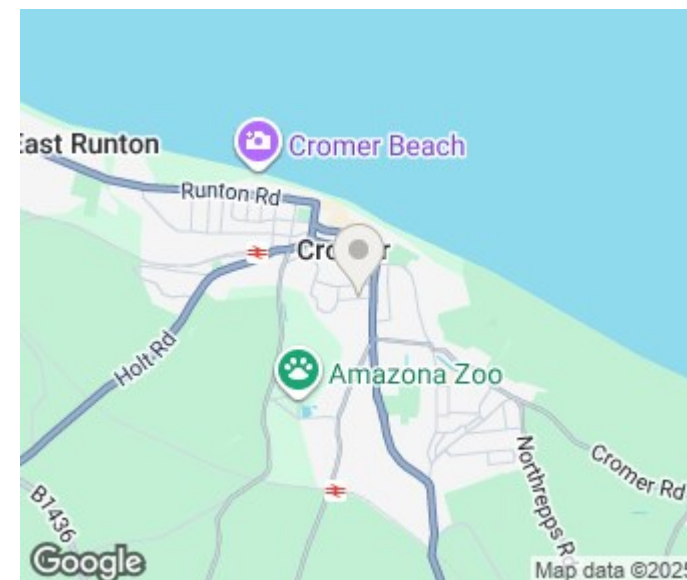


Approximate total area⁽¹⁾
605 ft²
56.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	