

## ALFRED ROAD CROMER, NR27 9AF

£175,000  
LEASEHOLD - SHARE OF FREEHOLD

**\*\* CHAIN FREE \*\***

This lovely first floor apartment lies within a stones throw of the beautiful beaches Cromer has to offer along with a wealth of facilities, amenities, independent shops, cafes etc.

The apartment consists of a lounge-dining room, fitted kitchen, two double bedrooms and shower. There is parking and garage to the rear.

Viewing highly recommended.

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## ALFRED ROAD

- CHAIN FREE • SEAVIEWS • TWO BEDROOM
- APARTMENT • OPEN PLAN LOUNGE DINER • FITTED
- KITCHEN • GARAGE AND PARKING • FANTASTIC
- LOCATION • WALKING DISTANCE TO BEACH & TOWN
- CENTRE • WALKING DISTANCE TO TRAIN
- STATION • VIEWING RECOMMENDED



### 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

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The apartment consists of a lounge-dining room, fitted kitchen, two double bedrooms and shower. There is parking and garage to the rear. Viewing highly recommended.

### Entrance hall

Door to the front, wall mounted electric heaters, intercom, built in cupboard and carpets.

### Lounge - Dining room

A full width uPVC double glazed window to the front. and window to the side with Seaview's, carpets, wall mounted electric heating, breakfast bar separating the kitchen from the lounge - diner making the feel open plan and contemporary.

### Kitchen

Wall and base units, stainless steel sink drainer, part tiled, integrated fridge freezer, built in oven, grill and four ring electric hob with extractor fan. Space and plumbing for washing machine, Wood effect flooring.



### Shower room

shower room with walk in shower, extractor fan. Wall mounted mirrored vanity units, Enclosed WC and wash hand basin with built in cupboards, part tiled, chrome heated towel rail and vinyl flooring.

### Bedroom one

Double bedroom with double glazed window to the rear with Seaview's. Carpets, wall mounted electric heating, and built in wardrobes.

### Bedroom two

Bedroom with double glazed window to the rear with Seaview's. Carpets, electric wall mounted heating and fitted wardrobes.

### Garage

To the rear of the building is a block of garages, there is one garage for this property with an up and over garage door. Access to the garage can be sought from both Alfred Road and Beach Road.

### Agents note

Mains gas, electric, water and drainage.

EPC - TBC

Council Tax Band - B

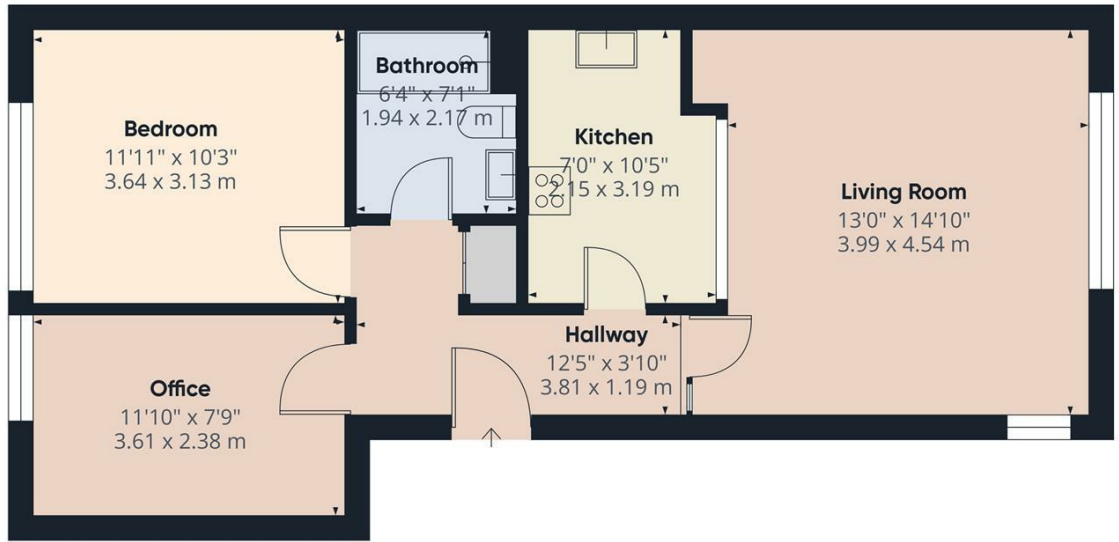
Leasehold with share of freehold

Lease - 946 years remaining

Charges - £995,00

## 5 ALFRED COURT ALFRED ROAD



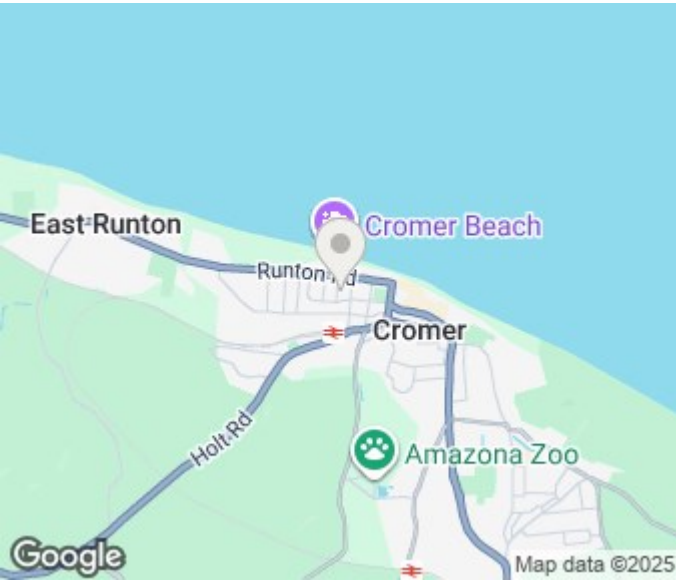


Approximate total area<sup>(1)</sup>  
614 ft<sup>2</sup>  
57 m<sup>2</sup>

(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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements