



**ST. MARYS ROAD
CROMER, NR27 9FB**

**£270,000
LEASEHOLD**

This stunning and spacious two bedroom flat in the heart of Cromer is just a short walk from both the town and amenities. High ceilings and large windows really make this property light and create the feeling of space whilst its carefully chosen décor and furniture help it to remain cosy and welcoming.

With this property being within five minutes walk of the town centre, twelve minutes walk of the hospital/GP and eleven minutes walk of all three of Cromer's schools, this property would make an ideal home for a family, a working couple or indeed to use as a coastal bolthole.

This property consists of two double bedrooms, a bright and spacious living and dining room, kitchen and family bathroom.

A truly excellent example of modernisation to a traditional building which has been both done tastefully and to the benefit of the end user. Arrange a viewing with Henleys to truly take in the beauty of this property.

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HENLEYS
Residential Sales & Lettings

ST. MARYS ROAD

- ** CHAIN FREE ** • Two double bedrooms • Close to town centre • Off road parking • Expertly decorated with original features enhanced • High ceilings • Close to schools • Own private entrance (as well as communal entrance) • Large windows • Call Henleys to arrange a viewing



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" also featured in "American Vogue"

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

Cromer Pier has been previously been voted pier of the year.

Overview

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Living & Dining Area

Large bay window to the side aspect allowing for light to flood the whole room, traditional style fireplace (not in use) with tiled hearth and painted timber surround, traditional style coving, ceiling rose with hanging chandelier style lighting, spotlights inset to one end of the room, wall mounted radiator and carpeted floors.

Agents Notes

115 years remaining of 125 year lease
Annual Ground Rent £250
Annual Maintenance Charges £1,800
Mains Gas, Electric, Water and Drainage
Off Road Allocated Parking for One Car (plus two visitor spaces)
Communal Waste Disposal

Kitchen

Two windows to front aspect, private entrance door, ceiling spotlights, wall mounted radiator, space for freestanding fridge/freezer, wall and base units with integrated, oven and dishwasher, granite effect worktop, with inset hob and extractor over, stainless steel sink and drainer with mixer tap, wall mounted boiler, tiled splashback and tile effect vinyl flooring.

Bedroom One

Large bay window to the side aspect, ceiling spotlights, wall mounted radiator, TV and telephone point and carpeted floor.

Bedroom Two

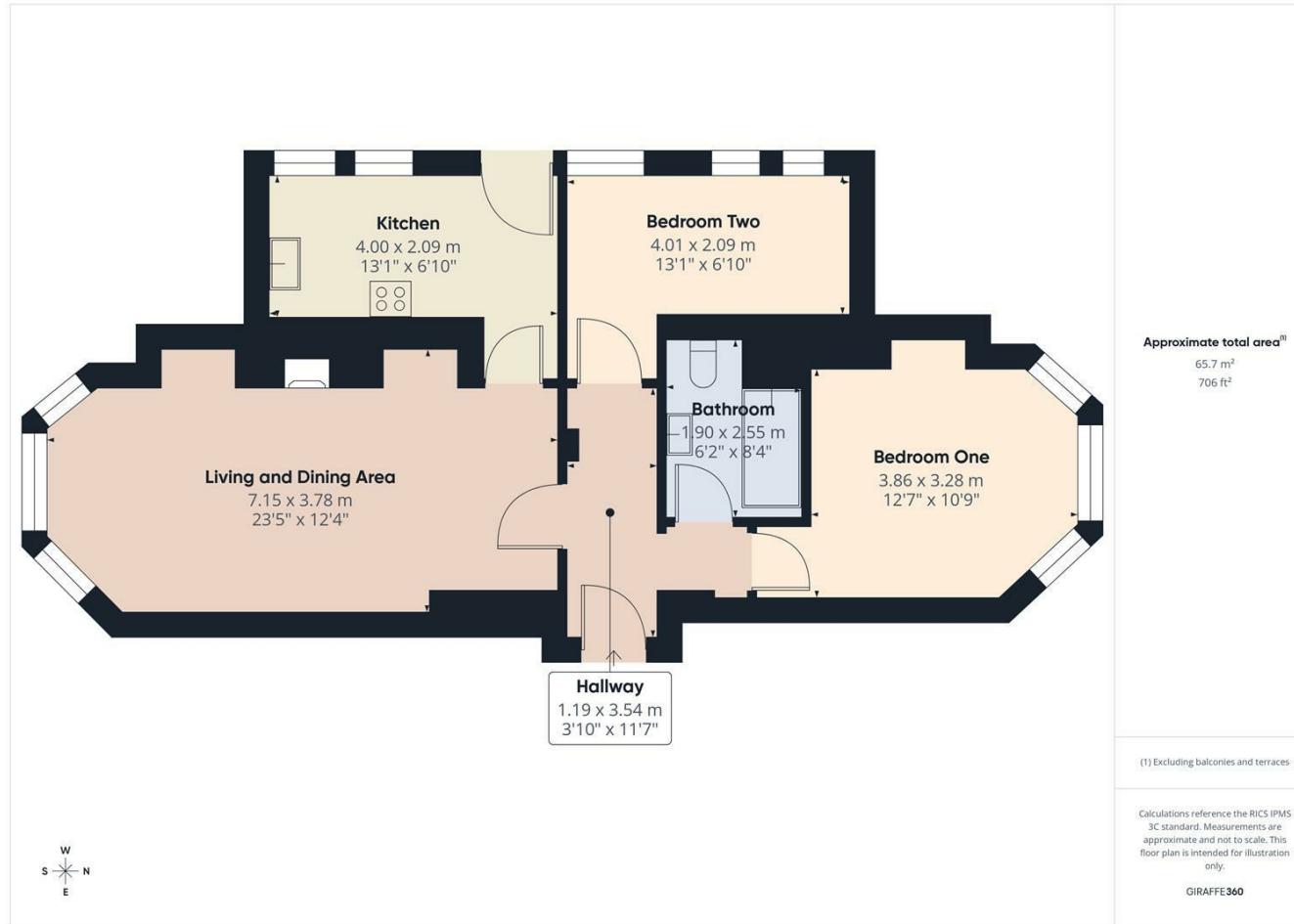
Room for a small double bed, three windows to front aspect, wall mounted radiator, ceiling spotlights and carpeted floor.

Bathroom

Shower bath with shower over and curved glass screen, close coupled WC, pedestal basin with mixer tap, mirrored wall cabinet, shaving light with socket, wall mounted chrome ladder style towel radiator, tiled splashback and tiled flooring.

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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.