



## OVERSTRAND ROAD , CROMER, NR27 0AJ

£170,000  
LEASEHOLD

This beautiful, bright and airy two bedroom apartment in Bracondale is just a 6 minute walk from the town centre and has the benefit of North Lodge Park opposite for those stunning summer walks and views of the sea. The property comprises a spacious living room, the aforementioned two bedrooms, kitchen and family bathroom.

Beautiful traditional features and high ceilings really make this property an exciting proposition for those looking for a new home or investment opportunity.

henleys  
ESTATE AGENCY SIMPLIFIED

## OVERSTRAND ROAD

- **\*\* CHAIN FREE \*\*** • Close to town centre • Large living room • Two bedroom • Traditional features • Close to North Lodge Park • Close to seafront/beach • 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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### Communal Entrance Hall

Communal entrance hall with stairs leading to first and second floor.

### Hallway

Enter the property onto the hallway with hanging pendant lights, high ceilings, wall mounted radiator, Phone entry system, exposed floorboards and doors to living room, bedroom two and bathroom. Opening to kitchen area with light tunnel window

above.

### Living Room

Double glazed window to rear, high ceiling with decorative light and rosette, hearth and fireplace with timber mantel, feature wall, wall mounted radiator, phone point, TV point and carpeted floor.

### Bedroom One

Dual aspect double glazed windows to rear and side, high ceiling with decorative light and rosette, brick fireplace with electric woodburner style heater, wall mounted radiator and treated floorboards.

### Bedroom Two

Double glazed window to rear aspect, high ceiling with decorative light and rosette, brick fireplace with electric woodburner style heater, wall mounted radiator and treated floorboards.

### Kitchen

Double glazed window to rear aspect, wall and base units with wood effect laminate worktop, white one and a half bowl with drainer and mixer tap, inset hob with chimney style hood over, integrated oven, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, mosaic tiled splashback and tile effect vinyl flooring.

### Bathroom

Obscured internal window to front aspect, period

style close coupled WC, period style pedestal basin, period style bath with traditional mixer taps, shower curtain (rail only) and shower over. chrome ladder style heated towel rail, traditional style wall mounted mirror, shelf, roll holder and towel hook, wall mounted high level towel holder, wall panelling, tiled splashbacks and tile effect vinyl flooring.

### Agents Note

Mains Gas, Electric, Water and Drainage.

Council Tax Band A

EPC Rating TBC

199 years remaining of 162 year lease

Ground Rent £0

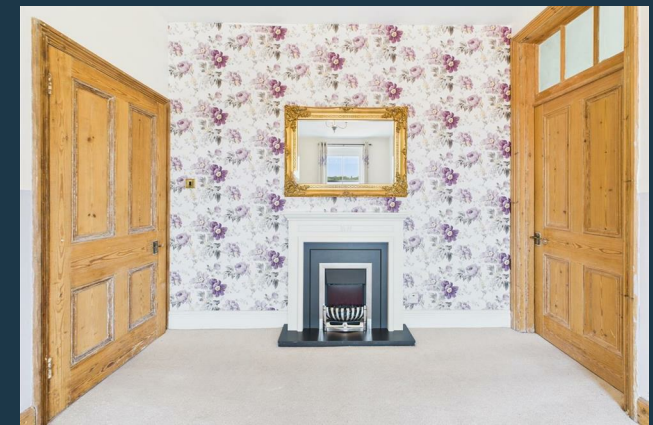
Service Charge £147.83 per calendar month

No Holiday Lets Permitted

Long term lets allowed

Pets are allowed with prior agreement of the directors of the management company.

## 11 BRACONDAL COURT





**Hallway**  
6'3" x 3'3"  
1.93 x 1.00 m

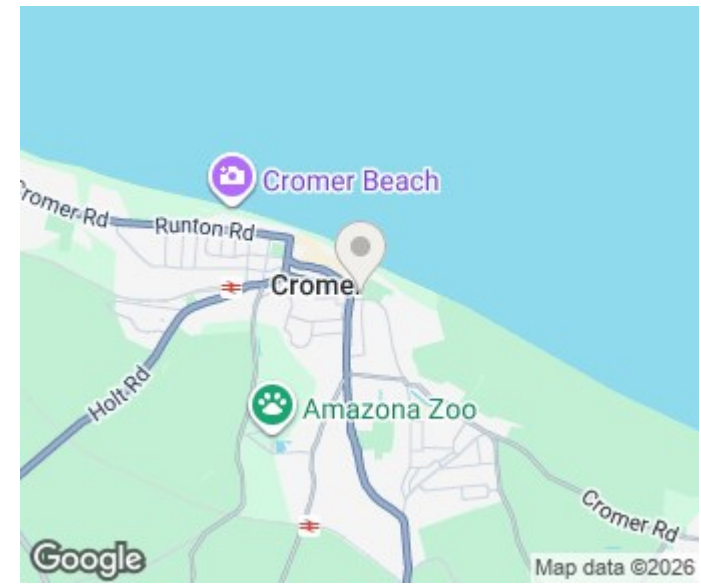
Approximate total area<sup>1)</sup>  
655 ft<sup>2</sup>  
60.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| 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>                            | 77                      | 82        |
| (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 |           |

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