



## WARNES CLOSE , CROMER, NR27 0AT

**£195,000**  
LEASEHOLD

This well proportioned two bedroom ground floor apartment tucked away in the quiet residential area of Warnes Close boasts a spacious living/dining room, a kitchen, two double bedrooms and a well maintained family bathroom.

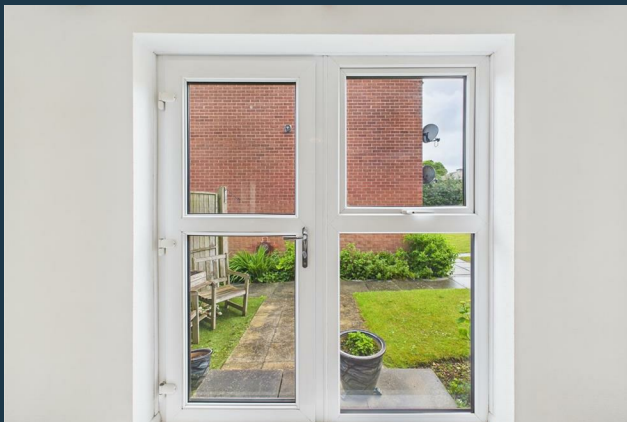
Just around the corner from Cromer Cricket Club this apartment would be a great option for those who enjoy watching the sport. The apartment is also within a ten minute walk from the doctors surgery, Cromer hospital and the schools in one direction and the town centre, North lodge Park and seafront in the other direction. With a garage as for securely store your vehicle or possessions, this apartment on Warnes Close has lots of bonuses.

Call Henleys to arrange a viewing

**henleys**  
ESTATE AGENCY SIMPLIFIED

## WARNES CLOSE

- **\*\* CHAIN FREE \*\*** • Close to schools • Spacious Living/Dining Room • Close to Cromer Hospital and doctors surgery • Two bedroom • Close to town centre • Ground floor • Close to Cromer Cricket Club • Close to North Lodge Park, Cromer Pier, promenade and 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

This well proportioned two bedroom ground floor apartment tucked away in the quiet residential area of Warnes Close boasts a spacious living/dining room, a kitchen, two double bedrooms and a well maintained family bathroom.

Just around the corner from Cromer Cricket Club this apartment would be a great option for those who enjoy watching the sport. The apartment is also within a ten minute walk from the doctors surgery, Cromer hospital and the schools in one direction and the town centre, North lodge Park and seafront in the other direction. With a garage as for securely store your vehicle or possessions, this apartment on Warnes Close has lots of bonuses.

### Living Room

Double glazed windows to front back and side aspects, glazed door to front aspect also, three wall mounted radiators, two ceiling hung pendant lights, affixed curtain rails above all windows and carpeted floor.

### **Kitchen**

Double glazed window to front aspect, wall and base units with stone effect laminate worktop, space for under counter fridge, worktop inset four burner gas hob with integrated hood, integrated oven, tiled splashback and wood effect flooring.

### **Bedroom One**

Double glazed window to rear aspect, wall mounted radiator, hanging ceiling pendant light and carpeted floor.

### **Bedroom Two**

Double glazed window to rear aspect, wall mounted radiator, hanging ceiling pendant light, tv point and carpeted floor.

### **Bathroom**

Obscured double glazed window to front aspect, bath with grab handles, shower/tap mixer with riser rail over bath and glass shower screen, pedestal basin, dual flush close coupled WC, wall hung radiator, wall hung roll holder, tiled splashbacks and wood effect flooring.

### **Garage**

To the rear of the property, is a path and roadway to the garages. Currently used for storage the garage as an up and over manual door and is clearly marked with the relevant flat number.

### **Agents Note**

EPC = C (valid until Jan 2026)

Lease term: 99 Years from 16 January 2017 (90 years remaining)

Mains electric, water, gas and drainage.

Ground Rent & Maintenance Charge £900

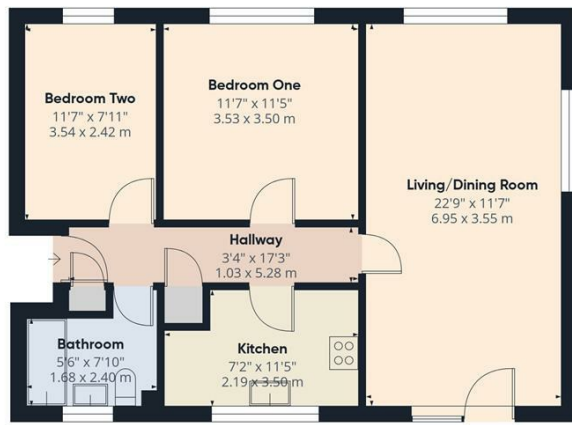
No Pets

Holiday lets not permitted

Long term lets permitted

## **5 WARNES CLOSE**





Ground Floor Building 1



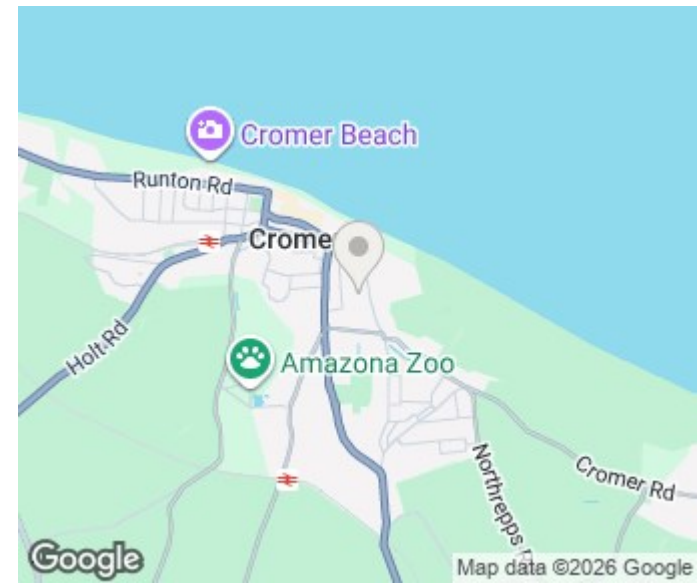
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
831 ft<sup>2</sup>  
77.3 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	

**henleys**  
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