



## PRINCE OF WALES ROAD

CROMER, NR27 9HR

£135,000  
LEASEHOLD

Nestled in the charming coastal town of Cromer, this delightful upper ground floor one-bedroom apartment on Prince of Wales Road offers a perfect blend of comfort and convenience.

With its appealing layout and prime location, this apartment is not to be missed. Come and experience the charm of Cromer living in this lovely home. Viewing is highly advised to appreciate all this property has to offer.

**H**  
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Residential Sales & Lettings

## PRINCE OF WALES ROAD

- Upper Ground Floor Apartment • Exceptionally Large Storage • Views over Evington Lawns and towards sea • Double Bedroom • Popular location • Close to Cromer town centre • Close to beach • Call Henleys to view • Early viewing advised • Close to transport links



### CROMER

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

### COMMUNAL ENTRANCE

The building is accessed via a set of external steps

leading to the communal entrance door. The communal entrance hall has stairs leading to all floors.

### ENTRANCE

Entrance door opening into small hall with further door to the apartments Entrance Hall, carpeted flooring.

### ENTRANCE HALL

A spacious Entrance Hall with wall mounted radiator, security entry phone, carpeted flooring, doors to Kitchen, Lounge, Bedroom, Bathroom and Large Storage Room.

### LOUNGE

A double glazed bay window to the rear aspect with views over Evington Lawns and towards the sea. The lounge is a light room with high ceilings that create the feeling of additional space in an already generously sized room. A traditional timber fireplace with marble effect hearth. Wood effect laminate flooring, wall mounted radiator, ornamental cornice and high level picture rails.

### KITCHEN

Double glazed windows to the front aspect with base and wall kitchen units in a shaker style with wood effect laminate worktop and inset sink, drainer and mixer tap. Space for a freestanding washing machine, under counter fridge or freezer. Integrated oven, inset hob and cooker hood. Neutral tiled splashback, wood effect flooring, wall mounted radiator and door leading to storage cupboard. The current vendors have a large Welsh dresser in the kitchen utilising the ample space.



## BEDROOM

Double bedroom with double glazed window to the rear aspect with views over Evington Lawns and towards the sea. wall mounted radiator, painted floorboards.

## BATHROOM

Obscure double glazed window to the front aspect, bath with deck mounted taps and electric shower above, grab rail and bath screen. Pedestal basin with taps, close coupled WC, shaver point, wall mounted chrome towel rail and wall mounted radiator. Timber cladding to lower walls with mosaic effect ceramic tiles around bath and basin splashback. Tile effect flooring.

## STORAGE ROOM

Exceptionally large storage room with double height railing for coats and clothing etc. Large shelving area with space for boxes. Ideal for use as a study area.

## Lease Details

Approximately 95years remaining (TBC by Owner)

Ground Rent £25

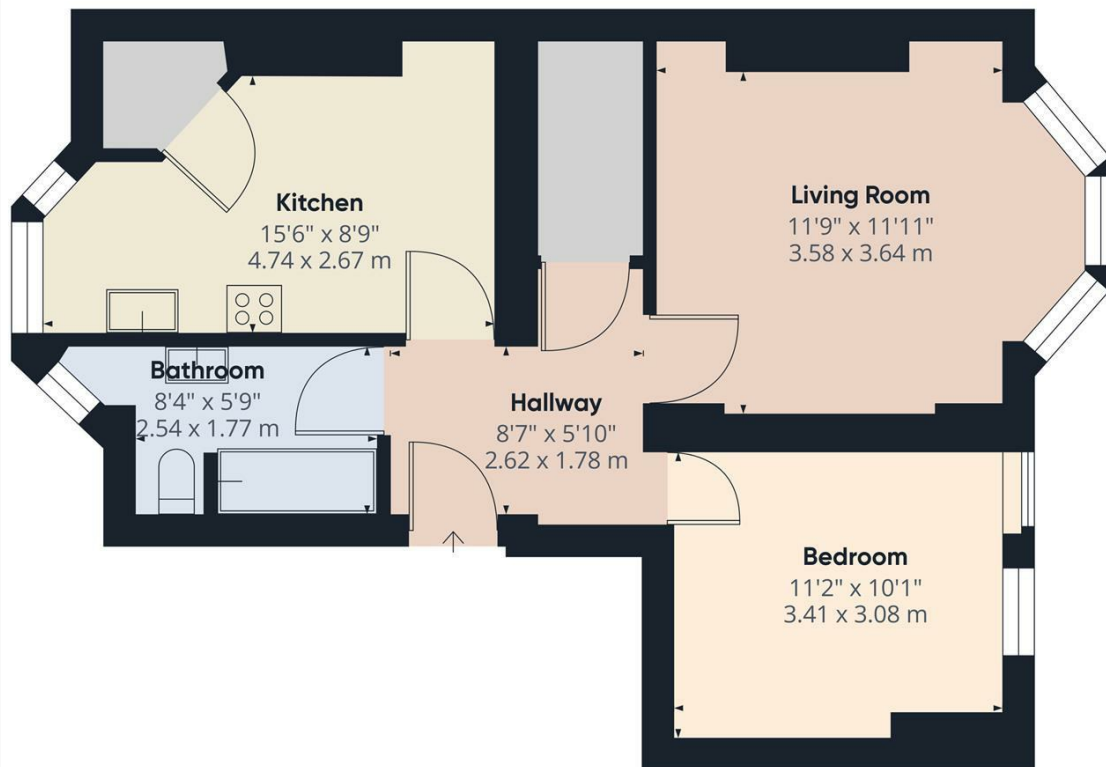
Service Charge £1700

The property does not allow pets and cannot be holiday let.

Council Tax Band A

# 1 CLEVEDON HOUSE PRINCE OF





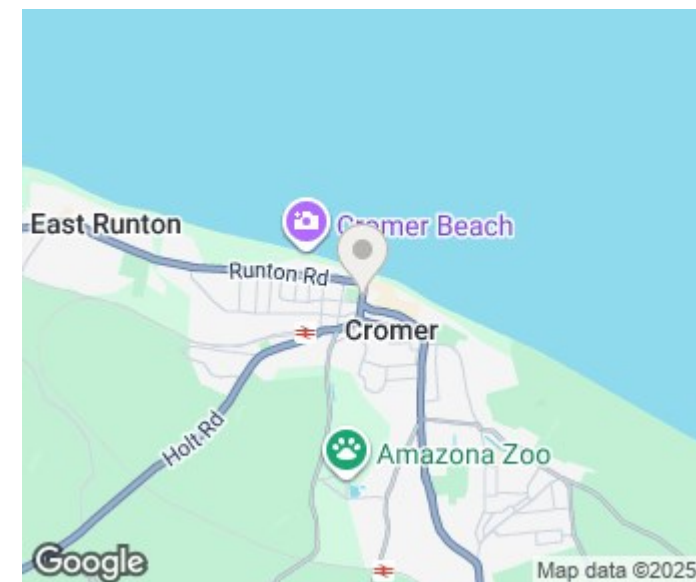
Approximate total area<sup>(1)</sup>  
562.52 ft<sup>2</sup>  
52.26 m<sup>2</sup>

(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>		
(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	

**HENLEYS**  
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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