



5 Warnes Close, Cromer - NR27 0AT

£185,000 Leasehold

Spacious living/dining room • Close to town centre • Close to Cromer Cricket Club • Close to North Lodge Park, Cromer Pier, promenade and beach • Close to schools • Close to Cromer Hospital and doctors surgery • 2 bedrooms • Ground floor • Chain free

henleys
ESTATE AGENCY SIMPLIFIED

01263 511111
cromer@henleyshomes.co.uk

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5 Warnes Close, Cromer

This chain-free 2 bedroom ground-floor apartment is set within Warnes Close, a residential area of Cromer within easy reach of local amenities, schools, Cromer Hospital, the doctors' surgery & the town centre.

The apartment includes a living/dining room, kitchen, 2 double bedrooms & bathroom. The living/dining room has windows to several aspects, giving the space a practical layout for everyday use. The kitchen includes fitted wall & base units, an integrated oven, gas hob & space for an under-counter fridge. Both bedrooms are positioned to the rear, while the bathroom includes a bath with shower over, WC & pedestal basin.

The location is convenient for several local facilities. Cromer Cricket Club is close by, with North Lodge Park, Cromer Pier, the promenade, beach, shops, cafés & transport links also within walking distance.

There is a garage to the rear of the property, accessed by a path & roadway. The garage is currently used for storage & has an up-and-over manual door.

EPC Rating

C.

Council Tax

Band B.

Services Connected

Mains water, electricity, gas and drainage.

Agent's Note

Lease term: 99 years from 16 January 2017

90 years remaining

Ground rent & maintenance charge: £900

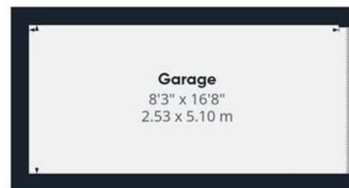
Pets and holiday letting are not permitted







Approximate total area⁽¹⁾
831 ft²
77.3 m²



(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.

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Come in & see us

If you'd like to know more about this home, get in touch or pop into our Cromer branch. Whether it's a quick question about the property or a chat about selling your own home, we're here to help with straightforward advice.



15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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