



Park Road, Cromer NR27 0EA

welcome to

Park Road, Cromer

A beautifully presented and thoughtfully appointed apartment that sits in a peaceful residential area on the edge of the popular town of Cromer.



Set within a grand late 19th century house that has been converted into individual apartments, we're proud to present this beautifully presented and thoughtfully appointed apartment that sits in a peaceful residential area on the edge of town, just a short stroll from woodland paths that lead directly to the seafront and overlooking Suffield park. Local amenities are close at hand, making day to day living convenient. It's an ideal choice for a first time buyer, a coastal retreat, or even an investment opportunity-perfect for holiday letting or subletting thanks to its desirable location and allowing pets. This flat benefits from allocated parking and a Share of the Freehold.

Entrance

Communal door with entry system to a communal reception hall with stairs to all floors. Entrance to the flat can be found on the second floor.

Kitchen / Lounge

Door leading to the lounge area with Upvc double glazed windows to the front and side aspects. Kitchen area fitted with range of John Lewis, high gloss base and wall mounted units comprising soft close cupboards and drawers with bamboo worktops, under cupboard lighting, electric oven, gas hob with cooker hood above and glass splashback, integrated washer/dryer, gas central heating combination boiler, radiator, shelf storage, stainless steel single drainer sink with mixer tap and vinyl flooring. Opening to the hallway.

Inner Hallway

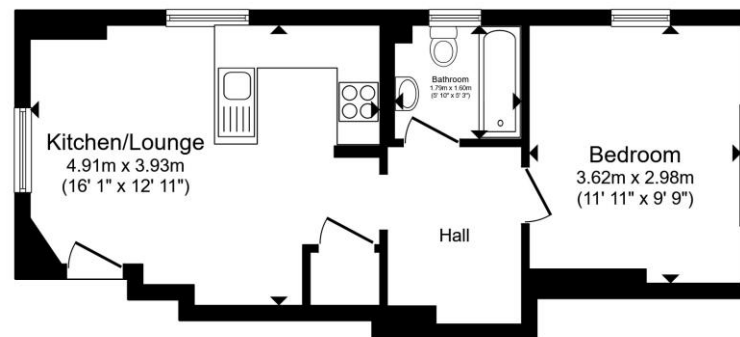
Access to all rooms and to the loft space and carpeted flooring.

Bedroom

Dual aspect with Upvc double glazed windows to the front and side aspect with woodland views, radiator, tv point and carpeted flooring.

Bathroom

Suite comprising panelled bath with mixer tap and power shower attachment over, glass shower screen, hand wash basin and WC, tiled splashbacks, towel radiator, Upvc double glazed window to the side aspect, extractor fan, ceramic tiled flooring.



Total floor area 37.6 m² (405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/CRM109149



welcome to

Park Road, Cromer

- Share of the freehold
- Allocated Parking
- No pet or letting restrictions
- Woodland and park views
- 1 Bedroom Flat

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 75.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 115 years from 23 Dec 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM109149](https://www.williamhbrown.co.uk/Property/CRM109149)



Property Ref:
CRM109149 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)