henleys

ESTATE AGENCY SIMPLIFIED

FLAT 3, 10 PARK ROAD

Cromer, NR27 0EA

£170,000

Leasehold

ESTATE AGENCY SIMPLIFIED

FLAT 3, 10 PARK ROAD

Cromer, NR27 0EA

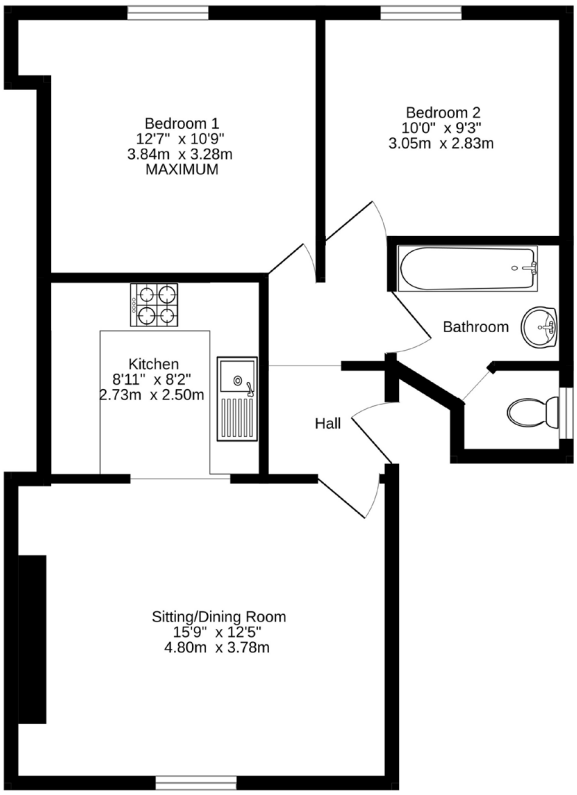
- Two-bedroom second-floor apartment
- Attractive period building
- Generous 577 sq. ft. / 53.6 sq. m. accommodation
- Spacious sitting/dining room
- Well-appointed separate kitchen
- Family bathroom & separate WC
- Allocated parking
- Convenient position close to Cromer town centre
- Excellent access to the North Norfolk coast
- Ideal permanent home or coastal retreat

Cromer is one of the North Norfolk coast's most enduring seaside towns, celebrated for its sandy beach, Victorian promenade, famous pier and wealth of independent businesses. Park Road enjoys a particularly convenient setting, with the town centre and coastline within easy reach, alongside a wonderful choice of coastal and countryside walks. The Pines is an attractive period building, with this top-floor flat occupying a well-proportioned position within its characterful setting.

Inside, the apartment offers approximately 577 sq. ft. (53.6 sq. m.) of well-arranged accommodation. The generous sitting/dining room forms the heart of the home, with plenty of space for comfortable seating and a dining table, while the windows allow in good natural light. The separate kitchen is fitted with cream cabinetry, contrasting work surfaces and integrated appliances, with a useful opening connecting it naturally to the main living space. There are two bedrooms, including a well-proportioned principal bedroom, together with a family bathroom and separate WC. Neutral décor, soft carpeting and charming period details create a warm and inviting feel throughout.

Outside, the property benefits from allocated parking within the generous gravelled area to the front of The Pines. The attractive red-brick façade and mature greenery give the building a welcoming presence, while the apartment offers an appealing balance of character, practicality and easy coastal living, ideal as a permanent home, retreat or investment.

Geef een boek



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Services connected: Mains electricity, water, gas & drainage.

Council Tax: Band A.

Energy Efficiency Rating: To be confirmed.

Tenure: Leasehold. 110 years remaining. Service charge of £1,065pa - paid bi-annually.

Location: What3words – ///pound.stealthier.zones

Agent's note: Service charge covers ground rent, maintenance of communal areas, buildings insurance, fire system servicing & maintenance, and maintenance of the driveway & outside space. Pets are permitted with permission from the freeholder, subject to a nominal one-off charge. Holiday lets are not permitted.

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

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.