



Apartment 5, Anglia Court
5 Ronton Road | Cromer | Norfolk | NR27 9AR

 FINE & COUNTRY

SPECTACULAR SEA VIEWS



In one of Cromer's most notable and historic buildings, a handsome Victorian former hotel, this first floor apartment boasts grand proportions and superb views out over the sea and the pier. You're in the heart of the action here, enjoying the best of this increasingly desirable coastal town, yet because you're on the first floor, this apartment is a place where you can retreat and relax in peace.



KEY FEATURES

- A Beautiful First Floor Apartment facing the Seafront with Views of Cromer Pier
- Three Double Bedrooms and Two Shower Rooms
- One of the Bedrooms benefits from an En-Suite and Bay Window, whilst another has Balcony Access
- Galley Kitchen with Built In Appliances
- Entrance Hall with Extensive Built In Storage
- Sitting/Dining Room with Fireplace and Bay Window with Far Reaching Sea Views
- The Building benefits from a Lift
- Private Off Road Parking for One Vehicle plus Visitor Parking
- The Accommodation extends to 1,246 sq.ft
- Energy Rating: B

Own a share of the freehold, private off road parking, a small but well maintained communal garden, breathtaking views, high ceilings, large bay windows, a balcony, and more. Best of all, you look out over the sea and you're a stone's throw from the promenade, the pier and the beautiful beach.

Distinct Design

This apartment forms one of the residences situated in a former hotel - the Anglia Court. It was built in the 1890s as Cromer was experiencing a tourism boom, thanks to the development of the railways. For the first time, ordinary people could head to the seaside and take the waters or enjoy a holiday. Renowned architect George Skipper designed this building, as well as many of the other notable buildings in Cromer with his trademark bay windows and turrets. Skipper also designed the Cliftonville Hotel and Hotel de Paris in Cromer, the Royal Arcade and Jarrold's building in Norwich and Aviva's headquarters, Surrey House, known for its Marble Hall. That makes this apartment a piece of local history - and a very attractive one too!

Every Advantage

The owners had looked at apartments here before this came on the market, but they wanted a first floor home, so they could make the most of the views, have a balcony, benefit from the high ceilings and excellent proportions but retain their privacy. Nothing was quite right until this came along and ticked every box. It has a lift, so you don't have to take the stairs, and the freehold is owned by the residents, so those managing the building have a vested interest in keeping maintenance up to date and costs down!





KEY FEATURES

A brilliant and secure “lock up and leave” if you're after a holiday home, it's also perfect as a main residence, being walking distance from everything in the town, and of course the beach. The highlight is the open plan sitting and dining room, designed to make the most of the views, with a seating area in the five-bay turret and a dining area in front of the large window, so both benefit from the view. The master bedroom also has a bay window framing the coastal outlook, as well as an en-suite shower room. There are two further bedrooms, both doubles, and the owners have had bespoke built-in storage created in two of the bedrooms and in the hall, designed to be load bearing for golf clubs, folding bikes and more. The third bedroom would be perfect as a home office, or for visiting grandchildren, tumbling into bed worn out by a day playing on the beach!

Never A Dull Moment

The owners love to entertain and the space here allows you to host a good number very comfortably. Whether it's watching the Red Arrows right outside the window, seeing the fireworks over the pier at New Year or having a great vantage point for the carnival procession, you have the perfect spot to enjoy all the action from the comfort of your own home. Watch the world go by, see the lifeboat launch on a Sunday morning and the fishermen heading out for their catch. The owners walk their dog on the beach every day and you can go up to West Runton in one direction and Overstrand in the other. You also have everything on the doorstep - shops, schools, cafes, even a train station taking you further up the coast to Sheringham or down to Norwich. The apartment comes with a parking space and there are three visitors' spaces for the building, with plenty of parking available in town, but you don't need a car if you live here, as everything is so convenient.





















INFORMATION



On The Doorstep

With its cliff-top setting, Cromer is a Victorian family seaside town famous for its succulent Cromer Crabs and local seafood restaurants. It has long sandy 'blue flag' beaches, landscaped cliff-top gardens, Victorian style promenades, boating lake, putting and bowling greens and a pier with the Pavilion Theatre at the end. The medieval church of St Peter and St Paul in the centre of the town is a symbol of early prosperity with its tower being used as a lighthouse until 1719 when the first lighthouse was built. Cromer has a good range of shops, a cinema, railway station with trains to Norwich, doctors and dental surgeries and schools catering for children of all ages. For leisure enthusiasts there are tennis and cricketing facilities, golf at the Royal Cromer Golf Club and the ever popular award winning beaches of North and North West Norfolk.

How Far Is It To?

The seaside resort of Cromer is located on the North Norfolk coast approximately 21 miles north of the cathedral city of Norwich, which has all the facilities you would expect from a county town including main line railway station to London Liverpool Street and international airport. Sheringham is approximately 4 miles to the west and the Georgian town of Holt 10 miles to the south west. There are several National Trust properties in the area, namely Felbrigg 2 miles to the south, Sheringham Park 4 miles east and Blickling Hall 13 miles to the south.

Directions

Leave Norwich on the A140 Cromer road. Upon reaching the coast proceed down Norwich Road/A149 into the market town of Cromer. This road becomes Church Street. Turn left onto Mount Street and then merge onto Prince of Wales Road/A149 and follow the road around to the left, which becomes Runton Road and the apartment building will be found on your left hand side.

Services, District Council and Tenure

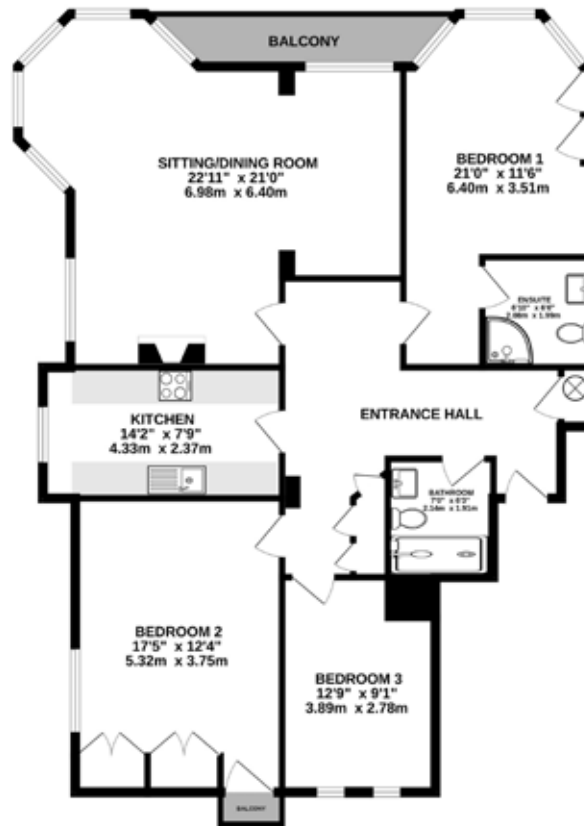
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band D
Leasehold with Freehold being owned by the Flat Owners

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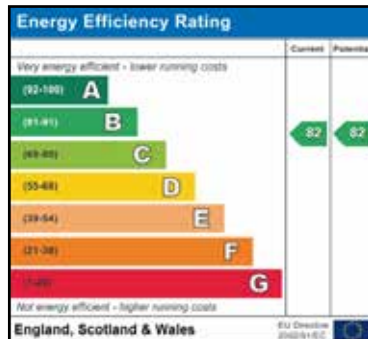
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GROUND FLOOR
1246 sq. ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq. ft. (115.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For a free valuation, contact the numbers listed on the brochure.





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