

ALFRED ROAD , CROMER, NR27 9AF

£175,000

LEASEHOLD - SHARE OF
FREEHOLD

**** CHAIN FREE ****

This lovely first floor apartment lies within a stones throw of the beautiful beaches Cromer has to offer along with a wealth of facilities, amenities, independent shops, cafes etc.

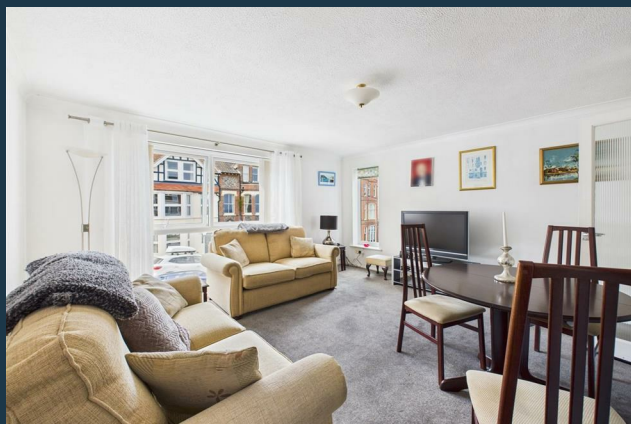
The apartment consists of a lounge-dining room, fitted kitchen, two bedrooms and shower. There is parking and garage to the rear.

Viewing highly recommended.

henleys
ESTATE AGENCY SIMPLIFIED

ALFRED ROAD

- CHAIN FREE • SEAVIEWS • TWO BEDROOM APARTMENT • OPEN PLAN LOUNGE DINER • FITTED KITCHEN • GARAGE AND PARKING • FANTASTIC LOCATION • WALKING DISTANCE TO BEACH & TOWN CENTRE • WALKING DISTANCE TO TRAIN STATION • VIEWING RECOMMENDED



Overview

** CHAIN FREE **

This lovely first floor apartment lies within a stones throw of the beautiful beaches Cromer has to offer along with a wealth of facilities, amenities, independent shops, cafes etc.

The apartment consists of a lounge-dining room, fitted kitchen, two double bedrooms and shower. There is parking and garage to the rear.

** Viewing highly recommended **

Entrance hall

Door to the front, wall mounted electric heaters, intercom, build in cupboard and carpets.

Lounge - Dining room

A full width uPVC double glazed window to the front. and window to the side with Seaview's, carpets, wall mounted electric heating, breakfast bar separating the kitchen from the lounge - diner making the feel open plan and contemporary.

Kitchen

Wall and base units, stainless steel sink drainer, part tiled, space for fridge freezer, electric oven, grill and four ring electric hob with extractor fan. Space and plumbing for washing machine, Natural tile effect flooring.

Shower room

shower room with walk in shower, extractor fan. Wall mounted mirrored vanity units, Enclosed WC and wash hand basin with built in cupboards, part tiled, chrome heated towel rail and vinyl flooring.

Bedroom one

Double bedroom with double glazed window to the rear with Seaview's. Carpets, wall mounted electric heating, and built in wardrobes.

Bedroom two

Bedroom with double glazed window to the rear with Seaview's. Carpets, electric wall mounted heating and fitted wardrobes.

Garage

To the rear of the building is a block of garages, there is one garage for this property with an up and over garage door. Access to the garage can be sought from both Alfred Road and Beach Road.

The garage itself measures approximately 4.8m by 2.4m.

Agents note

Mains electric, water and drainage.

Council Tax Band - B

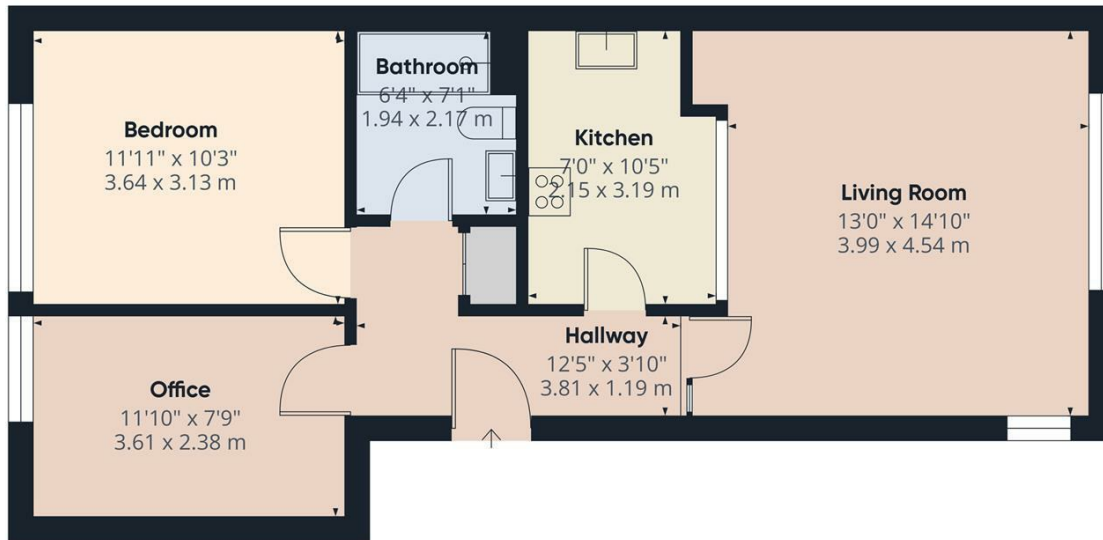
Leasehold with share of freehold

Lease - 946 years remaining

Charges - £995,00

5 ALFRED COURT ALFRED



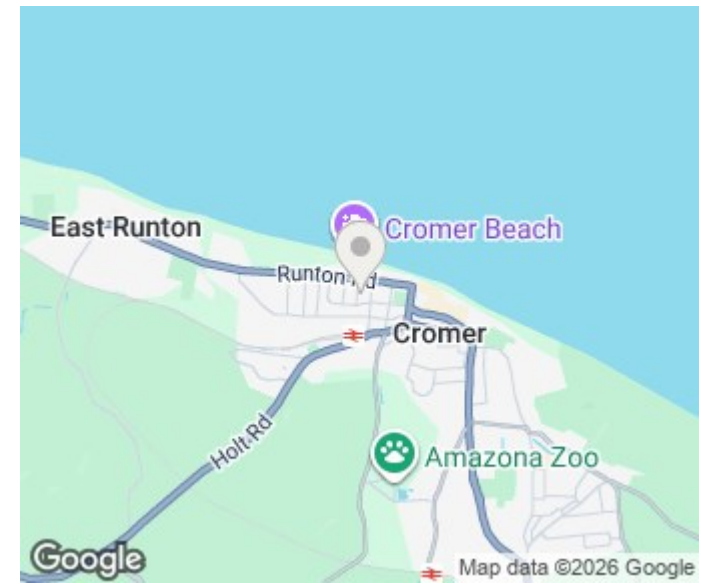


Approximate total area⁽¹⁾
614 ft²
57 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	80
		EU Directive 2002/91/EC	

henleys
ESTATE AGENCY SIMPLIFIED

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.

ESTATE AGENCY SIMPLIFIED