



FLAT 1, THE OLD BAKERY

Cromer, NR27 0DX

£175,000

Leasehold

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Cromer
NR27 0DX

- Spacious two-bedroom apartment arranged over two floors
- Generous open-plan kitchen, dining & living space
- Two bedrooms
- Family bathroom & separate cloakroom
- Private enclosed courtyard garden with decking
- Off-road parking for two cars, parked nose-to-tail
- Part of an established holiday-letting business
- Available individually or as part of the whole building





Location

Situated on Station Road, The Old Bakery enjoys a convenient position in the popular seaside town of Cromer, where traditional coastal charm meets a lively independent spirit. The town's collection of shops, cafés and restaurants provides plenty to discover, while its celebrated sandy beach, Victorian pier and seafront offer all the ingredients for relaxed days by the sea. With local amenities close at hand and the wider North Norfolk coastline waiting to be explored, this is an appealing setting for a permanent home, a coastal retreat or an investment with holiday-letting potential.

Accommodation

Arranged over the lower-ground and ground floors, this generously proportioned apartment offers a distinctive layout with plenty of room to relax and entertain. The ground floor centres around an inviting open-plan kitchen, dining and living area, where the kitchen provides a practical space for preparing meals and the adjoining lounge offers a comfortable place to unwind. Stairs lead down to the lower-ground floor, where two bedrooms provide flexible accommodation for couples, families or visiting guests. A family bathroom and separate cloakroom add everyday practicality, while the overall arrangement creates a natural separation between the sociable living space and the quieter sleeping accommodation. Forming part of an established holiday-letting business, the apartment also offers an appealing opportunity for buyers considering a coastal home or an investment property.

Outside

One of the apartment's particular attractions is its enclosed courtyard garden, accessed from the bedrooms and providing a sheltered outdoor space in which to enjoy a morning coffee, an al fresco meal or a little sunshine after a day exploring the coast. Decking, established planting and space for outdoor furniture create a welcoming extension of the accommodation, while private off-road parking for two cars, parked nose-to-tail, is a valuable advantage in a popular seaside town. With its generous proportions, private outdoor space and versatile layout, this is a coastal apartment with plenty to offer.

Additional opportunity

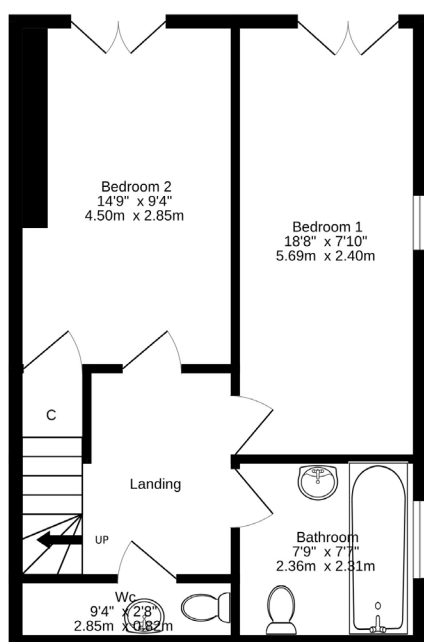
Flat 1 is available to purchase individually or as part of The Old Bakery as a whole, which comprises three self-contained apartments.



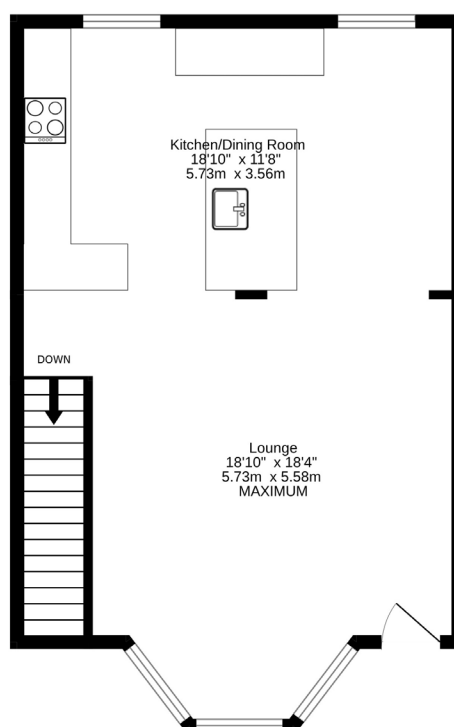




Lower Ground
445 sq.ft. (41.4 sq.m.) approx.



Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



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

Council Tax: Band to be confirmed.

Energy Efficiency Rating: C.

Tenure: Leasehold. More information to follow.

Location: What3words – ///reset.aimed.monks

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