

henleys

ESTATE AGENCY SIMPLIFIED



90C CROMER ROAD

Mundesley, NR11 8DD

£140,000

Leasehold

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90c Cromer Road

Mundesley
NR11 8DD

£140,000

Leasehold

- **Ground floor one bedroom apartment**
- **Countryside views from the reception room**
- **Well-presented and welcoming throughout**
- **Grassed communal areas to front and rear**
- **Parking for one car plus single garage**
- **Peaceful village setting close to Mundesley amenities**

Agent's Note

Years remaining: approx. 118years
Service charge: £371.59
Buildings insurance: £187.54
Ground rent: £104

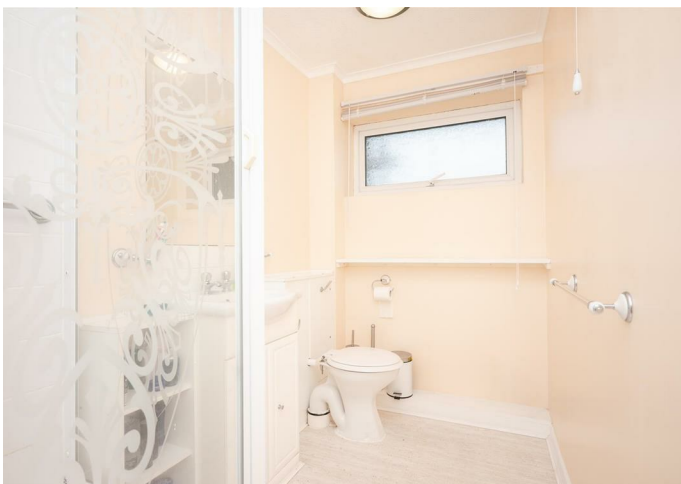
This charming ground floor one bedroom apartment offers a lovely balance of comfort, convenience and setting, with open countryside views enjoyed from the reception room creating a real sense of calm and space.

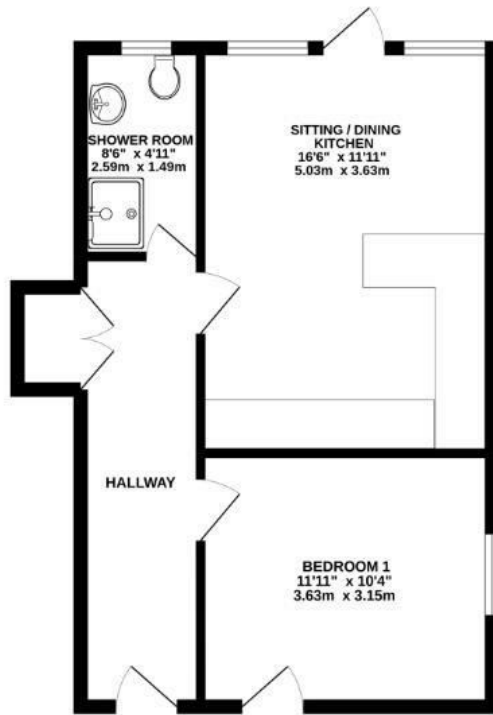
The apartment is well-presented throughout, providing a welcoming home that would suit first-time buyers, downsizers or those looking for a peaceful coastal bolt-hole.

Outside, the property benefits from neatly maintained grassed communal areas to both the front and rear, perfect for enjoying the surroundings, along with parking for one car and a single garage offering valuable storage.

Positioned close to Mundesley's amenities and beautiful coastline, this is an appealing home in a sought-after village location.

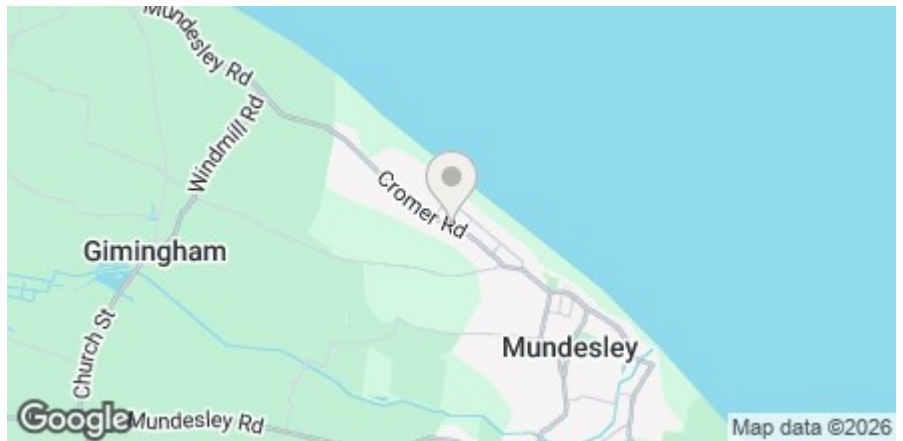






TOTAL FLOOR AREA - 462 sq ft (42.9 sq m) Approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
 Made with iFloorplan 10/2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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