

FLAT 3

11 Prince of Wales Road, Cromer, NR27 9HR

£145,000

Leasehold - Share of Freehold

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Cromer
NR27 9HR

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- **No onward chain with long lease and share of freehold**
- **Second floor apartment in a convenient location close to Cromer town centre and seafront**
- **Bright lounge with balcony enjoying attractive sea views**
- **Kitchen/breakfast room open to the living space**
- **Double bedroom plus study/bedroom two with Jack & Jill bathroom**
- **Separate WC and secure communal entrance**

Offered with no onward chain, this charming second-floor apartment is ideally located just a short stroll from Cromer's vibrant town centre and beautiful coastline. Light and welcoming throughout, the property features a comfortable lounge with doors opening onto a delightful balcony – the perfect spot to sit and enjoy the sea views and coastal air – which flows through to a fitted kitchen/breakfast room.

The accommodation further comprises a generous double bedroom, a versatile study or second bedroom, and a Jack & Jill bathroom conveniently serving both rooms, along with a separate WC. With a secure communal entrance, gas heating, and the benefit of a long lease with share of freehold, this appealing home offers an inviting base by the sea, whether as a main residence, weekend retreat, or investment opportunity in this ever-popular seaside town.

Agents Notes

Council Tax: A

Mains Gas, Electric, Water & Drainage

Lease: 999 from July 2004 (978 years remaining)

Maintenance Charges:

1/3 of annual Fire Alarm Test

1/3 of Building Insurance

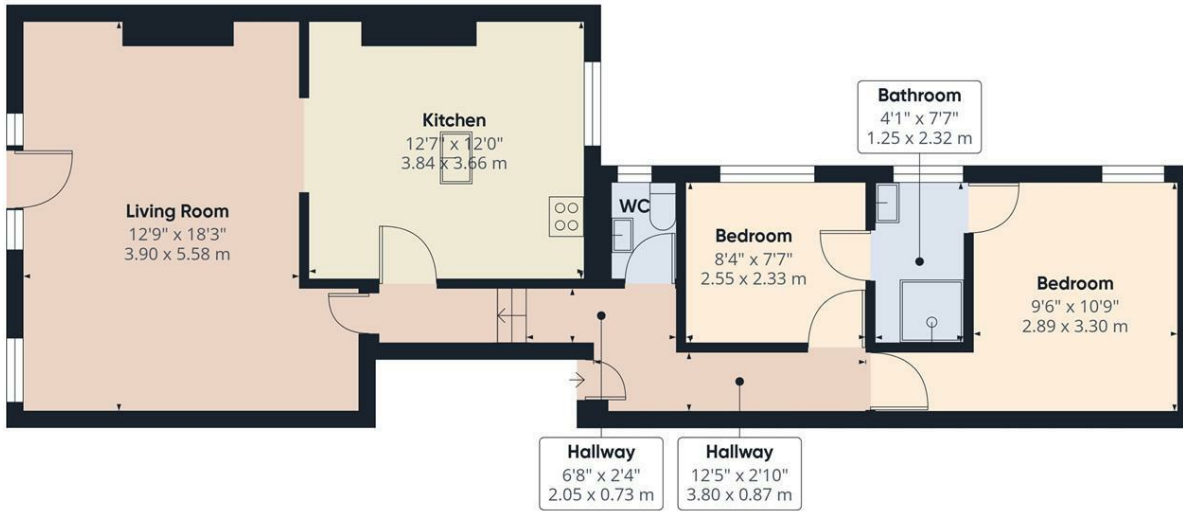
1/3 General Maintenance (as & when required)

£8 per month Communal Electricity

Holiday lets are not permitted







Approximate total area⁽¹⁾
695 ft²
64.6 m²

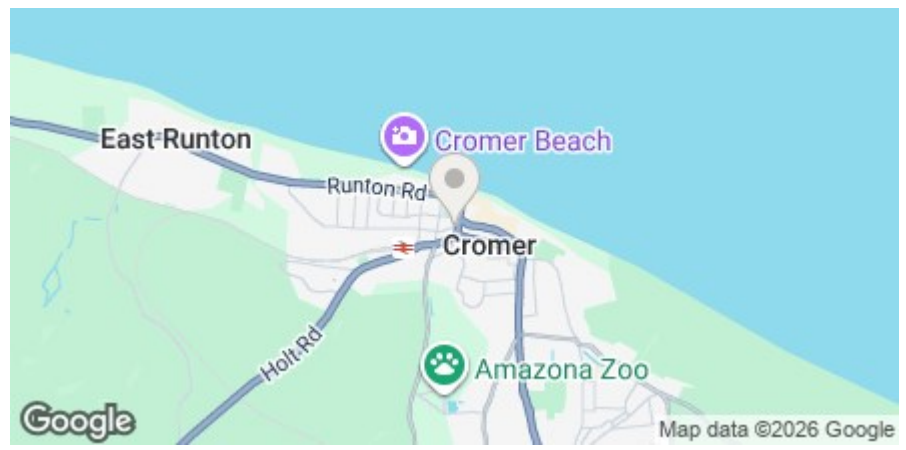
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
	73	81
England & Wales	EU Directive 2002/91/EC	



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