



OVERSTRAND ROAD CROMER, NR27 0DJ

**£140,000
LEASEHOLD**

This beautifully maintained two bedroom property on Cromer Country Club is a perfect getaway from a long working week. With onsite facilities such as the restaurant, bar, gym and swimming pool, this is an ideal holiday let property.

A spacious lounge/diner is your entrance room with two bedrooms, a bathroom and kitchen leading from this central entertaining space. With ample outside space in the communal gardens with seating areas, flower beds and a large outdoor chess set just outside your door. This property would be great for a family getaway and a great source of income for potential investors.

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ESTATE AGENCY SIMPLIFIED

OVERSTRAND ROAD

- Beautiful Country Club Setting
- Two Bedrooms
- Great Holiday let opportunity
- Spacious Lounge/Dining Area
- Leisure facilities on site
- Family Bathroom
- Kitchen
- Viewing highly recommended
- Call Henleys to arrange a viewing



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

Overview

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This property five months left on the fees for the site, making this an ideal time to make a purchase!

Cromer Country Club

With wonderful views of the Norfolk coastline, Cromer Country Clubs is a great location for a relaxing break in a up and coming Victorian seaside town.

A great choice of leisure facilities make the resort a great family destination.

The onsite bar and restaurant (Amber Bar & Restaurant) offers an extensive menu to cater for

the whole family.

Located at the peak of Overstrand Road and close to the Warren Woods and the Lighthouse hills, it is easy to find, has great walking routes nearby and offers a pleasant and relaxing break.

Lounge/Dining Area

Enter into the Lounge area of the room with a large double glazed window to the front aspect, tv point, wood effect flooring and doors to bedrooms one and two. Leading into the dining area with doors to bathroom and storage cupboard and wood effect flooring.

Bedroom One

Double glazed window to front aspect, built in wardrobe/storage with sliding doors, ceiling hanging pendant light and carpeted floor.

Bedroom Two

Double glazed window to front aspect, built in wardrobe/storage, ceiling mounted lighting and carpeted floor.

Bathroom

Bath with electric shower over, shower curtain, low level cistern WC, wall mounted towel rails and roll holder, pedestal basin, mirrored wall cabinets, shaver socket, wall mounted fan heater, ceiling light with designer shade, ceiling extractor fan, tiled walls with mosaic accent and tile effect vinyl flooring.

Kitchen

Ceiling spotlights, wall and base shaker style units with natural stone effect laminate worktop, stainless steel sink with drainer and mixer tap, freestanding electric cooker, high level shelving, space for underc ounter fridge, wall mounted extractor fan, tiled splashbacks and tile effect flooring,

Agents Notes

Leasehold: 57 years remaining.

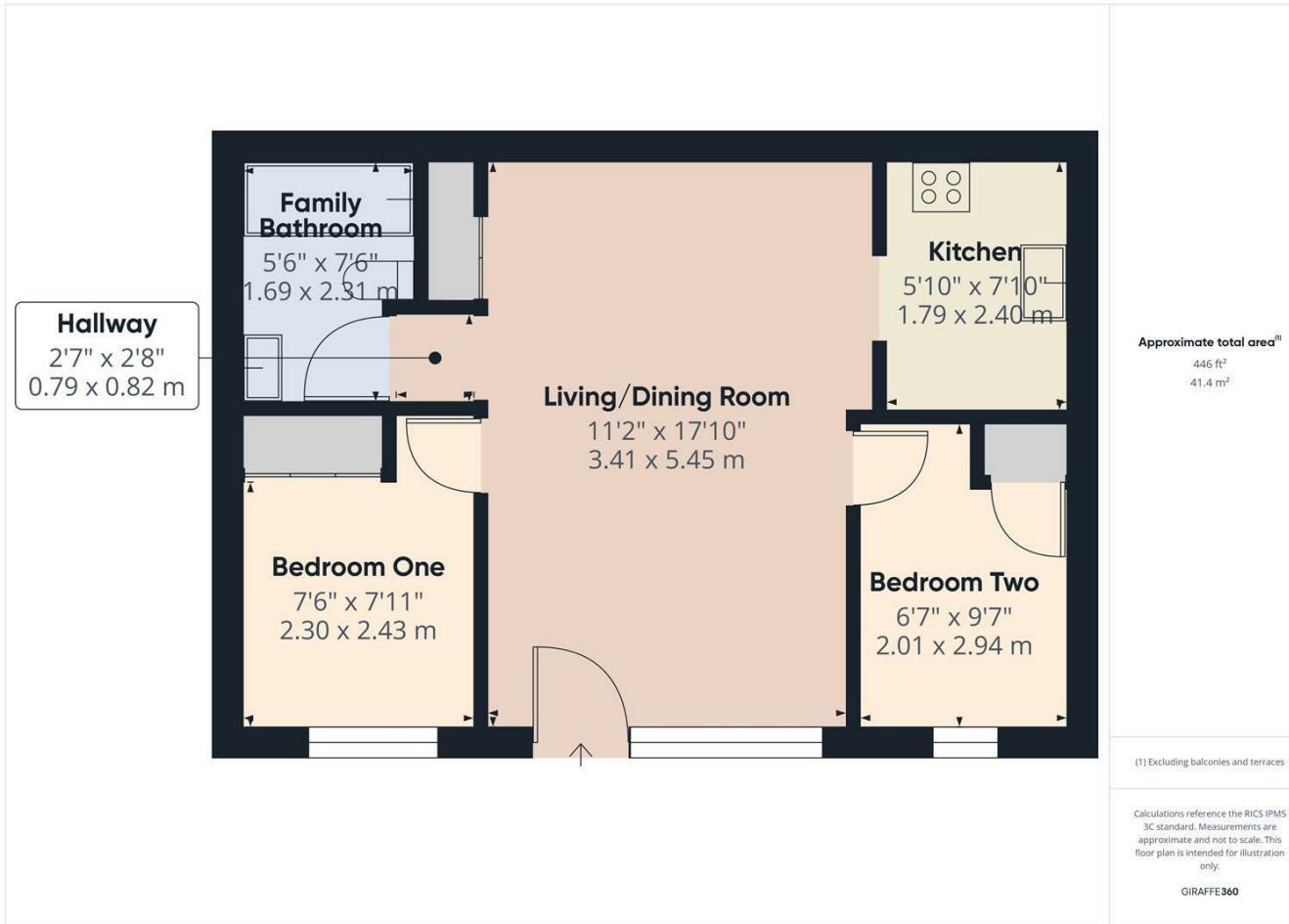
The ground rent and service charges for the year are £3,500

The property is not for full residential use.

Three months left on site fees (usually due approx January)

24 CROMER COUNTRY CLUB





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		EU Directive 2002/91/EC	

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