

henleys

ESTATE AGENCY SIMPLIFIED



FLAT 52 HOMECOLNE HOUSE

Louden Road, Cromer, NR27 9EF

£60,000

Leasehold

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Flat 52 Homecolne House

Louden Road
Cromer
NR27 9EF

£60,000

Leasehold

- **Top-floor apartment within a well-maintained over-55s development**
- **Elevated position with attractive views towards St Peter & St Paul's Church**
- **Bright living room, separate kitchen, double bedroom and bathroom**
- **Efficient layout with electric heating and low-maintenance living**
- **Conveniently located near Cromer town centre and amenities, with a subtle coastal appeal**
- **Proven track record as a successful long-term rental investment**

Agency Notes

EPC Rating:

Council Tax: A

Mains water, electricity and drainage.

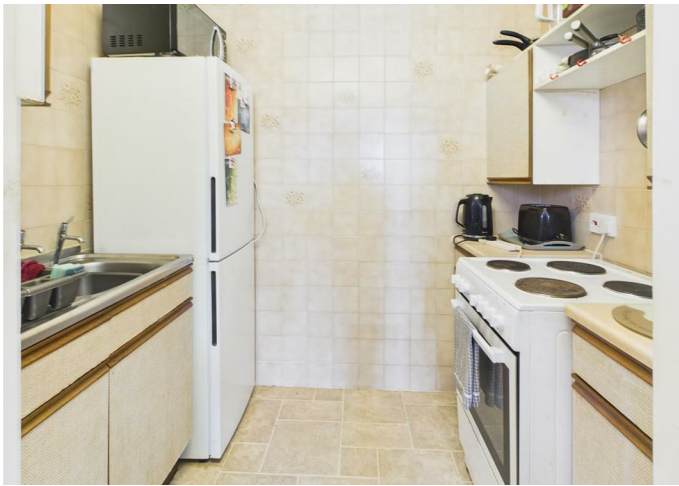
Electric heating.

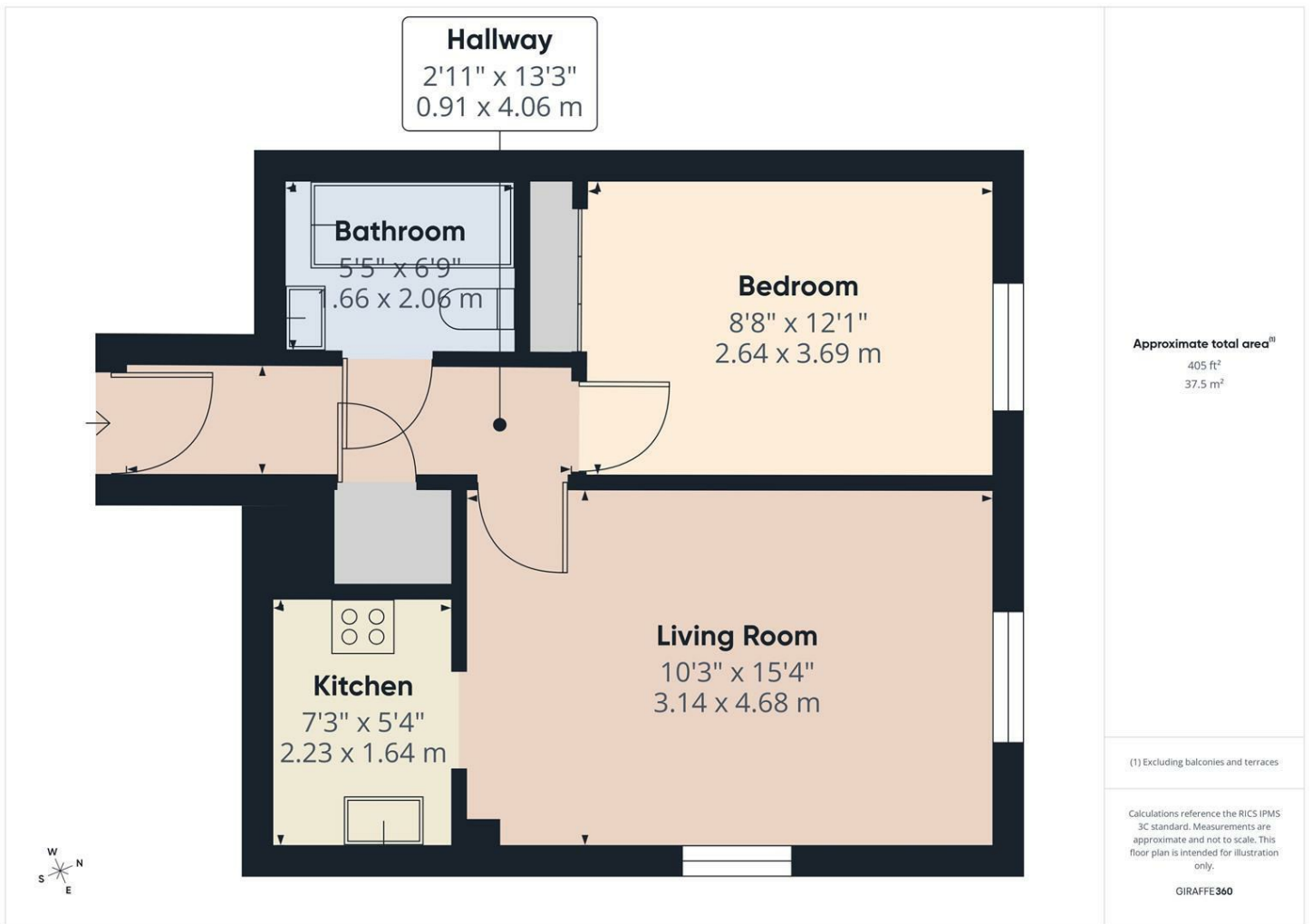
Leasehold Details: Approx. 87 years remaining; £1,285.95 service charge paid bi-annually; £620p.a. ground rent.

Set within a well-maintained over-55s development on Loudon Road, this top-floor apartment enjoys an elevated position with far-reaching views, including a striking outlook towards St Peter & St Paul's Church, a much-loved landmark on the Cromer skyline. The accommodation flows effortlessly from a welcoming hallway into a bright and well-proportioned living space, complemented by a separate kitchen, a generous double bedroom, and a neatly appointed bathroom. Electric heating and an efficient layout ensure practicality alongside comfort, while the building itself provides a reassuring sense of community and carefully managed surroundings.

Positioned within easy reach of Cromer's town centre amenities and coastline, the property offers a lifestyle defined by convenience with just a subtle nod to the seaside nearby. Equally, it presents a compelling opportunity for investors, with a proven track record as a reliable long-term tenancy, offering both immediate appeal and enduring potential in a sought-after coastal location.

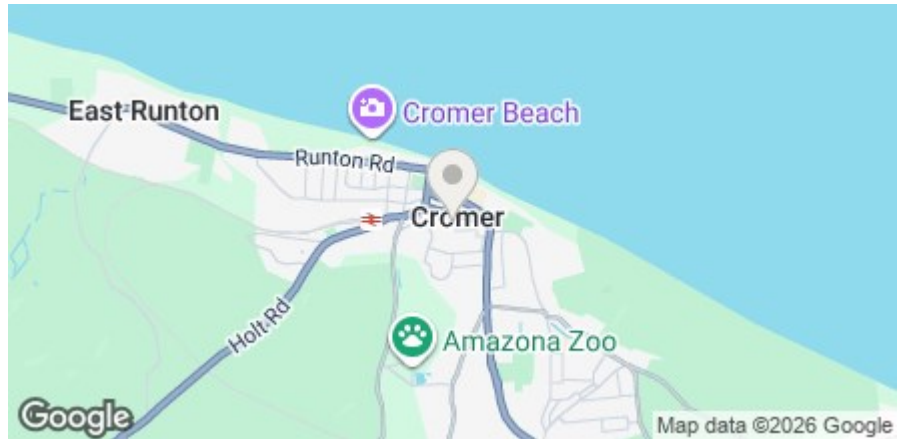






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	70	77
	EU Directive 2002/91/EC	



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