

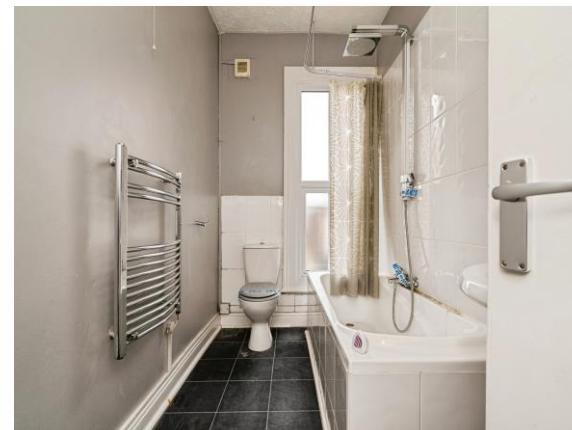


**Kentford House Church Street, Cromer NR27 9ER**

**welcome to**

## **Kentford House Church Street, Cromer**

This two bedroom first floor apartment lies in the heart of the popular Coastal town of Cromer. This spacious apartment is being marketed CHAIN FREE



**Two bedroom first floor apartment lies in the heart of the popular of Coastal Town of Cromer. Being only a stones throw from the beach and street cafes, this spacious apartment has two bedrooms, open plan Kitchen, Lounge/Diner and bathroom. Sea and rooftop views can be seen from the Lounge and Bedroom.**

**Cromer has an array of shops, supermarkets, cafe's, coffee shops, public houses and Cromer Pier. Amenities continue with a GP surgery, hospital, infant, junior and high schools, train station with links to Sheringham and the City of Norwich, cinema, golf course and the historic church set in the centre of the town.**

### **Entrance Hall**

Phone Entry System and access to all rooms

### **Kitchen**

Modern kitchen with work surfaces and inset stainless steel sink with mixer tap, electric over and hob with cooker hood above, night storage heater, integrated fridge freezer, tiled splashbacks, upvc double glazed sash window with roof top and sea views.

### **Bedroom One**

Upvc double glazed window with rooftop and sea views, night storage heater.

### **Bedroom Two**

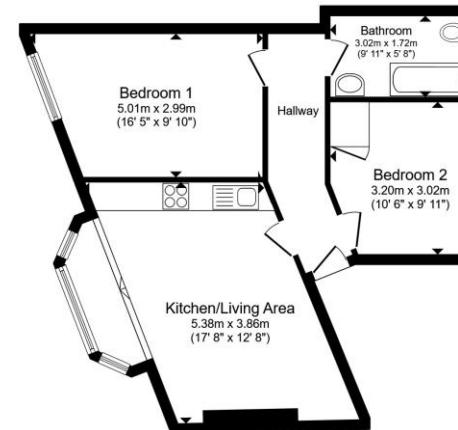
Built in airing cupboard with wate tank, upvc double glazed window and night storage heater.

### **Bathroom**

Suite comprising enclosed bath and shower, hand wash basin with monobloc mixer tap, WC, upvc double glazed window and laminate flooring.

### **Agents Note:**

Leasehold Details TBC



Total floor area 57.6 m<sup>2</sup> (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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## Kentford House Church Street, Cromer

- NO ONWARD CHAIN
- Seaviews
- Close to the Beach
- Open Plan Kitchen/Lounge
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1600.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 165 years from 18 Dec 2025.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £80,000



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Property Ref:  
CRM109119 - 0002

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