henleys
ESTATE AGENCY SIMPLIFIED



21 SUTHERLAND COURT GARDENS

Cromer, NR27 0DA

£360,000

Leasehold

ESTATE AGENCY SIMPLIFIED

21 SUTHERLAND COURT GARDENS

Cromer
NR27 0DA

- Spacious ground-Floor apartment
- Two generous double bedrooms
- En-suite wet room to principal bedroom
- Spacious lounge with french doors to patio
- Separate dining room
- Well-appointed kitchen & separate utility room
- Additional shower room
- Private patio & communal gardens
- Garage en-bloc with parking space
- Gas-fired central heating & double glazing
- Recently redecorated throughout





Situated within a popular residential development in the coastal town of Cromer, Sutherland Court Gardens offers a convenient setting, with the town centre and its excellent range of amenities within easy reach. Cromer is a much-loved North Norfolk seaside town, renowned for its sandy beach, traditional pier and attractive promenade, alongside a wonderful selection of independent shops, cafés, restaurants and everyday conveniences. With regular public transport links and the beautiful surrounding coastline and countryside close by, the location offers an appealing balance of coastal living and day-to-day practicality.

Occupying a desirable ground-floor position, this particularly spacious apartment has been recently redecorated, creating a fresh and welcoming feel throughout. The accommodation begins with a generous entrance hall, providing useful built-in storage and leading through to the principal living spaces. The lounge is an especially attractive feature, measuring over 23 feet in length, with plenty of room for comfortable seating and French doors opening directly onto the private patio. A separate dining room provides an excellent space for more formal dining or entertaining, while the fitted kitchen is complemented by a useful adjoining utility room. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom enjoying its own en-suite wet room. A further shower room serves the remainder of the apartment, making the layout particularly practical for visiting family and guests.

Outside, the apartment enjoys its own private patio, providing a pleasant spot to sit and enjoy the surrounding communal gardens, which offer an attractive green outlook and a welcome sense of space. A particularly useful addition is the garage en bloc, providing secure parking or valuable additional storage. Combining generous accommodation, private outdoor space and a convenient position close to Cromer’s many attractions, this is a wonderfully practical home in which to enjoy everything this popular coastal town has to offer


BREAD









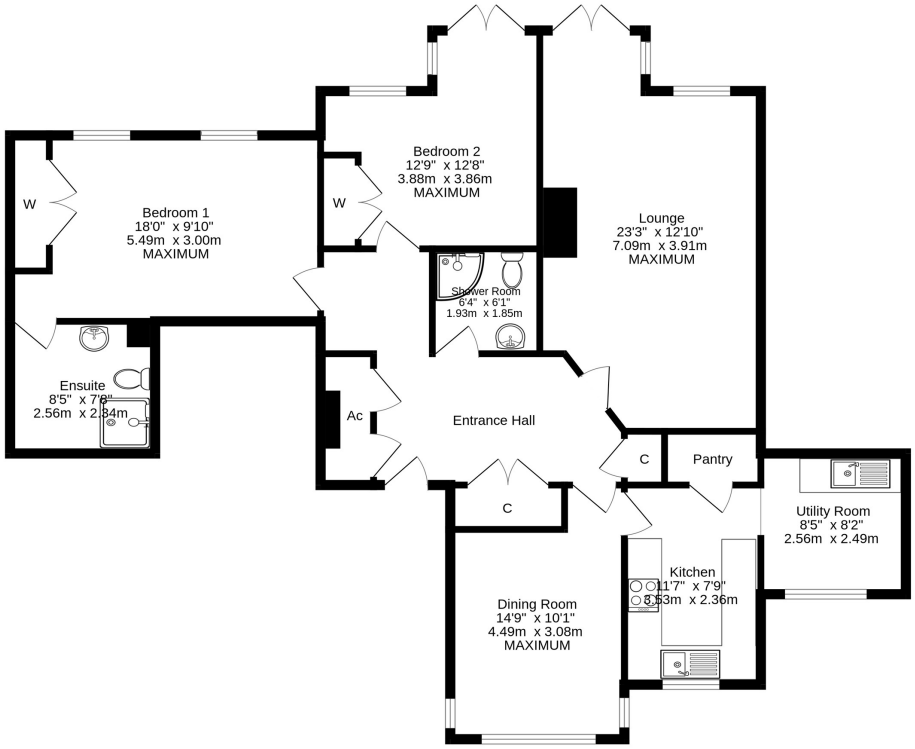




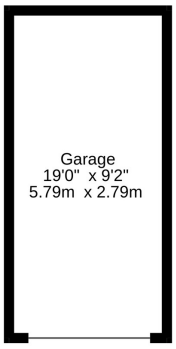



MAX. HEIGHT

Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



Garage
174 sq.ft. (16.2 sq.m.) approx.



Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band D.

Energy Efficiency Rating: To be confirmed.

Tenure: Leasehold – Approximately 968 years remaining. Service Charge £2,152pa for maintenance of gardens, building, window cleaning, painting of garages, communal areas, halls, general upkeep of development.

Location: What3words – ///cunning.lurching.pheasants

Agent's note: This property cannot be used as a holiday let; cannot park a boat or caravan on site; pets are allowed by prior approval of Management Company.

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.