



BARCLAY MEWS

OVERSTRAND ROAD, CROMER, NR27 0DP

£235,000
LEASEHOLD

** This well presented CHAIN FREE & fantastic value for money apartment is a must see**

Barclay Mews is a superb development of over 55's apartments in the charming seaside resort of Cromer. Built to a high specification, this lovely apartment is located on the second floor and benefits from a lounge/dining room, kitchen, two bedrooms, and a family bathroom. This property is immaculate throughout and Internal viewing is highly recommended to fully appreciate the accommodation on offer.

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ESTATE AGENCY SIMPLIFIED

BARCLAY MEWS

• CHAIN FREE • WELL PRESENTED • LUXURY APARTMENT COMPLEX • TWO BEDROOMS & FAMILY BATHROOM • LOFT ACCESS • LOUNGE - DINING ROOM • FITTED KITCHEN • COMMUNAL AREAS • GARAGE & PARKING • VIEWING RECOMMENDED



CROMER

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" Cromer Pier has been voted pier of the year.

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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ENTRANCE HALL

Front door leading to the private entrance hall. The hall has carpeted flooring, wall mounted radiator and built in storage.

LOUNGE - DINING ROOM

Lounge/ Diner - Double Glazed double opening doors with Juliette balcony towards the rear elevation, Double glazed window to the rear elevation. Feature fireplace with marble effect hearth and backing, inset coal effect electric fire, power points, TV point, provision for 3 wall lights, radiator.

KITCHEN

Inset one and a quarter bowl sink unit with mixer tap. Marble effect worktop extends to two and a half walls incorporating a range of light wood matching eye and base level units with concealed lighting. Built in hob with extractor fan over , the kitchen is equipped with integrated appliances including a double oven with microwave, fridge/freezer and fitted washing machine. Power points, part tiled to walls, radiator, Open Plan to:-

BEDROOM

Three double glazed window to the rear elevation, coving to ceiling, power points , double built in wardrobe cupboard with mirror panelled sliding doors, radiator, power points.

SECOND BEDROOM

Double Glazed window to the rear aspect, double doors to built in wardrobe cupboard with sliding mirror doors, power points, coving to ceiling, radiator.

FAMILY BATHROOM

Shower Room/ WC - Sliding doors to corner Shower cubicle with thermostatically controlled shower system, inset wash hand basin with mixer tap and base level cupboard under, mirror unit with lighting over, close coupled WC, coving to ceiling, chrome towel rail, chrome ceiling light, extractor fan.

GARAGE & PARKING

There is a garage and visitor parking to the front.

AGENTS NOTE

This property is leasehold with 107 years remaining on the lease

The annual service charges are £1300 and the ground rent is £100.

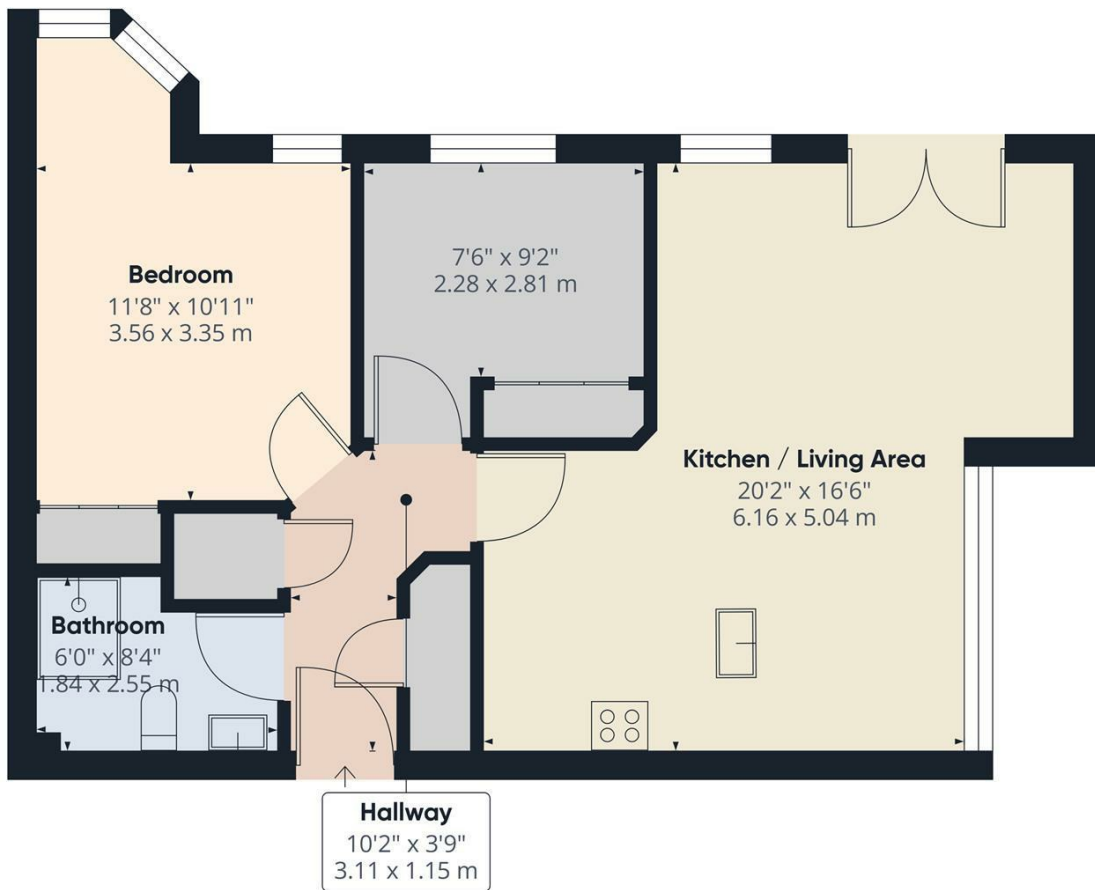
The property can not be Holiday let.

EPC - Current 76C Potential 79C

Council Tax Band C

3C BARCLAY MEWS



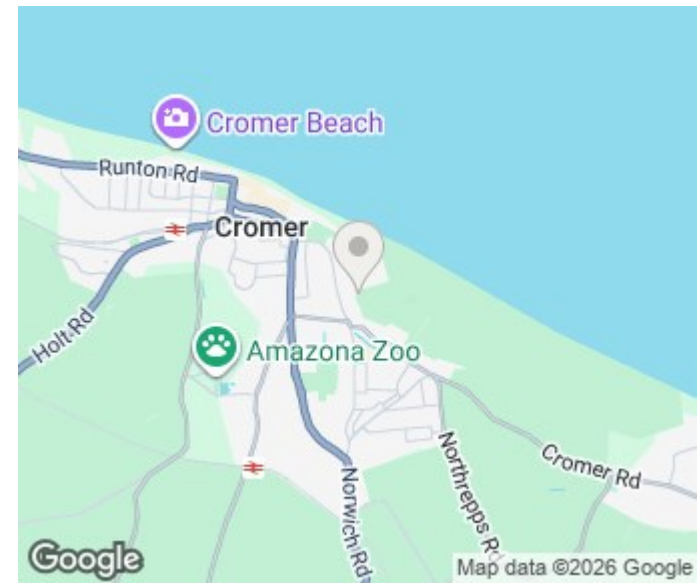


Approximate total area⁽¹⁾
 682 ft²
 63.3 m²

(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.

GIRAFFE 360



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	71	72
	EU Directive 2002/91/EC	

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