



11 COLNE HOUSE

Colne Road, Cromer, NR27 9DP

£185,000

Leasehold

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Cromer
NR27 9DP

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- **Grade II Listed**
- **Secluded, well-presented apartment with near-immediate access to Cromer's High Street**
- **Comfortable living space with a well-proportioned bedroom and storage throughout**
- **Long lease remaining, offering security and peace of mind**
- **Close to the beach, public transport links and local amenities**
- **Managed development with service charge including buildings insurance**
- **Allocated parking space with additional visitors spaces**

Agents Note

EPC Rating: D

Council Tax: A

Mains water, electricity, drainage and gas

Lease Term: approx. 960years remaining

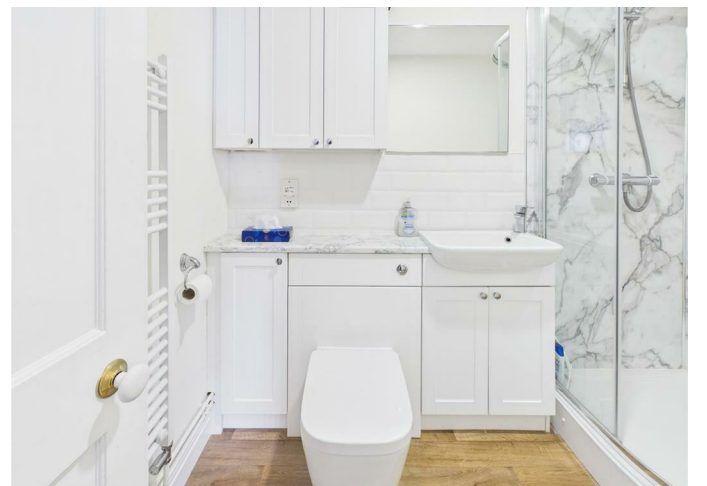
Service Charge: £2,024.86 including

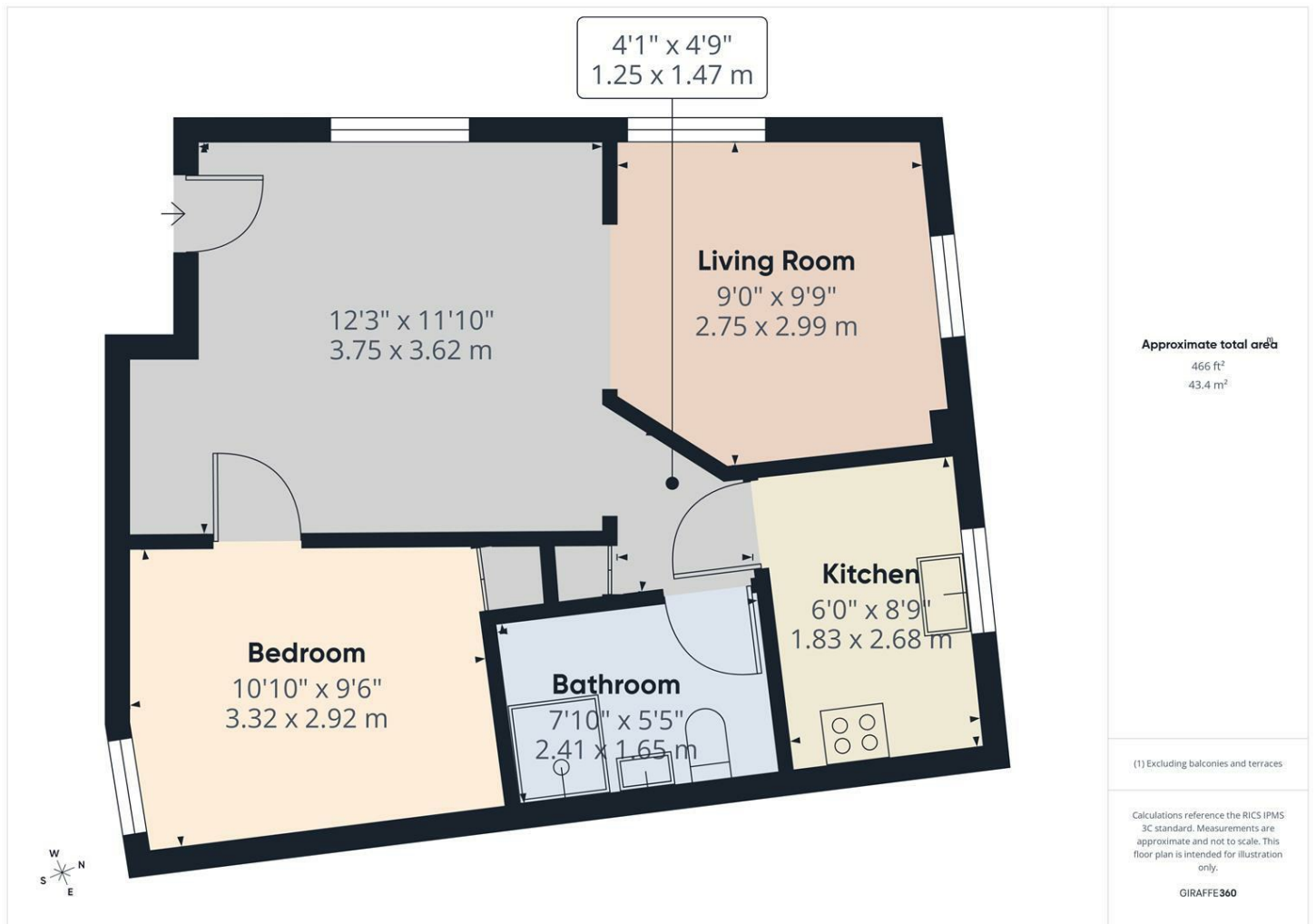
Buildings Insurance

Positioned along Colne Road, within easy reach of the vibrant coastal charm of Cromer, Colne House presents an elegant and well-balanced ground-floor apartment, perfectly attuned to both coastal living and everyday convenience. The property enjoys a light-filled aspect, with thoughtfully arranged accommodation that flows effortlessly from space to space, creating a flexible and welcoming atmosphere throughout—ideal as a first-time purchase, a loving home or a refined seaside retreat. The accommodation is both practical and inviting, centred around a bright and comfortable living space arranged in two distinct areas. A recently refurbished kitchen integrates seamlessly, while a well-proportioned bedroom provides a calm and restful setting, complemented by a newly installed shower room finished to a modern standard. Altogether, the apartment offers a considered layout suited to contemporary living.

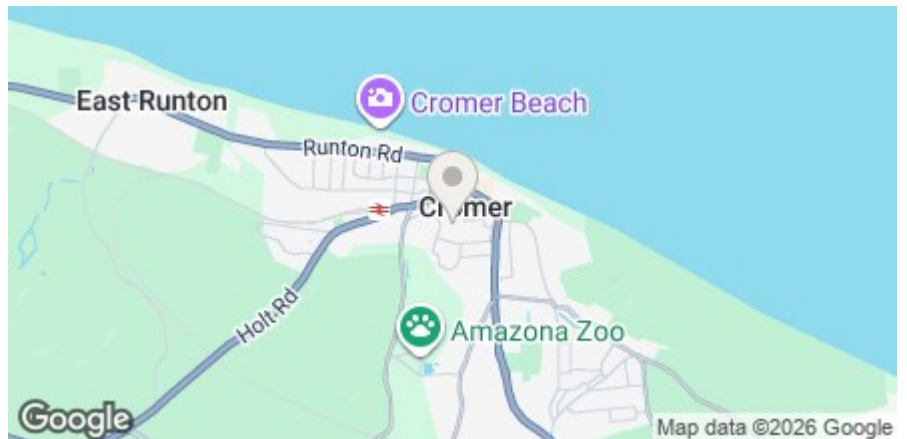
Set within a well-maintained development, the property benefits from long lease security and manageable service arrangements, enhancing its aesthetic appeal with peace of mind. Beyond the apartment itself, residents benefit from the charm and vibrancy of Cromer, with its independent shops, traditional pier, and sweeping beaches all within close proximity. Whether as a permanent residence, coastal escape, or investment opportunity, Colne House offers a rare combination of location, comfort, and understated elegance in one of North Norfolk's most desirable seaside towns.







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	65	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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