



## ST. MARYS ROAD , CROMER, NR27 9DJ

**£165,000**  
LEASEHOLD

Craigside is a purpose built apartment block just a short walk from the town centre and stunning beaches Cromer has to offer. This well presented 2 bed apartment is situated on the 2nd floor with lift access. The apartment consists of two double bedrooms, fitted kitchen, lounge with balcony, and family bathroom. The property also comes with allocated undercover parking space.

**henleys**  
ESTATE AGENCY SIMPLIFIED

## ST. MARYS ROAD

• Chain free • Two bedrooms • Bathroom • Fitted kitchen • Lounge with balcony • Allocated undercover parking space • Lift to access apartment • Walking distance to town and beach • Fantastic location • Leasehold



### 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

Craigside is a purpose built apartment block just a short walk from the town centre and stunning beaches Cromer has to offer. This well presented 2 bed apartment is situated on the 2nd floor with lift access. The apartment consists of two double bedrooms, fitted kitchen, lounge with balcony, and family bathroom. The property also comes with allocated undercover parking space.

### Communal Area

The communal entrance has intercom phone entry doorbell system. From the communal hall, there is a lift and stairs that rise to all floors. The apartment is situated on the second floor.

### Entrance hall & hallway

From the hallway, doors open to the lounge, the kitchen, the two bedrooms and the bathroom.

### Lounge

Double glazed windows and patio doors leading to balcony with elevated views. Carpeted flooring and radiator. TV and phone points.

### **Kitchen**

Fully fitted range of base and wall mounted units with worktops over and an inset sink and draining board. Integral appliances include a four ring gas hob with extractor hood over, and electric oven and grill. Spaces for washing machine and under counter fridge. Wall mounted radiator and vinyl flooring. Double glazed window and wall mounted gas boiler.

### **Bedroom 1**

Double glazed window with carpeted flooring and a built-in wardrobe. Wall mounted radiator.

### **Bedroom 2**

Double glazed window with carpeted flooring and radiator.

### **Bathroom**

Bath and separate shower cubicle, wash hand basin and dual-flush WC. Wall mounted radiator and wood effect vinyl flooring. Dual voltage shaver point and extractor fan.

### **Parking**

There is one allocated parking space in the main car park which is undercover.

### **Agents note**

The lease has 96 years remaining

Ground rent: £100 per annum

Service charges: Approx. £1100 per annum

Long term letting permitted

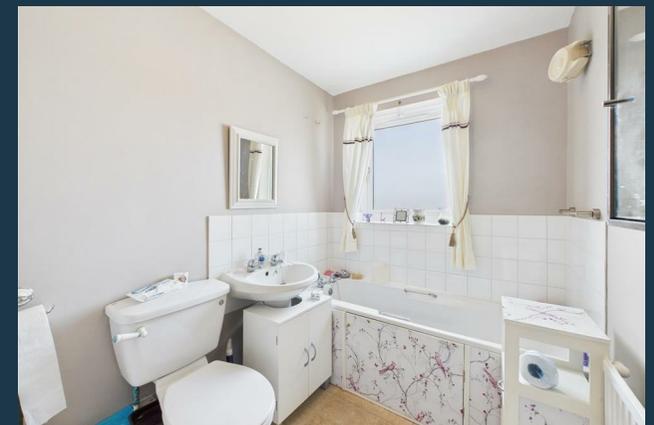
Holiday lets are not allowed

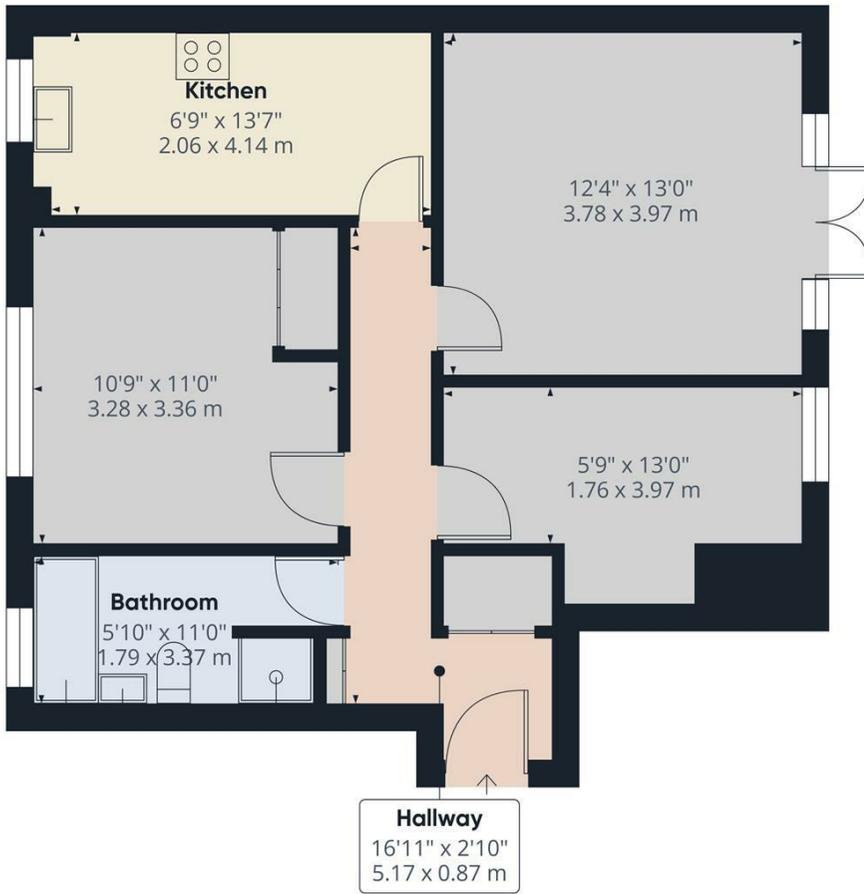
Pets only allowed with landlords permission

Council tax band B

EPC - TBC

## **16 CRAIGSIDE ST. MARYS**



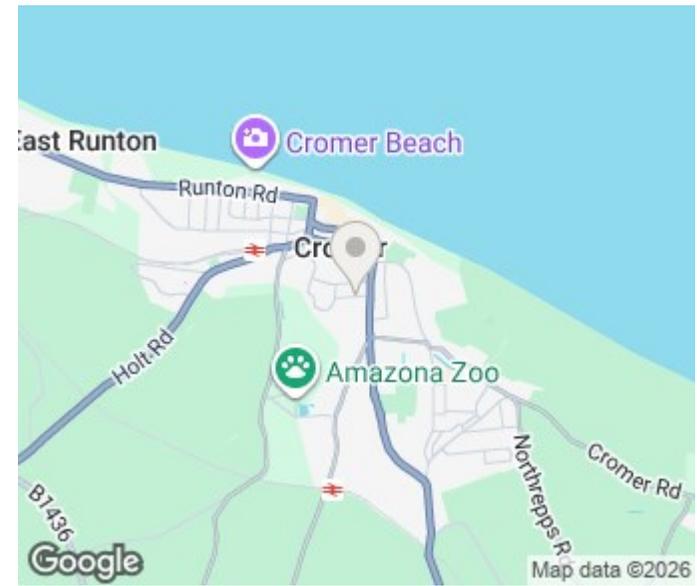


Approximate total area<sup>(1)</sup>  
605 ft<sup>2</sup>  
56.1 m<sup>2</sup>

(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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**henleys**  
ESTATE AGENCY SIMPLIFIED

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.

ESTATE AGENCY SIMPLIFIED