

henleys

ESTATE AGENCY SIMPLIFIED



FLAT 4

6 Norwich Road, Cromer

£265,000

Leasehold -

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Flat 4

6 Norwich Road
Cromer
NR27 0AX

£265,000

Leasehold - Share of Freehold

- No upward chain
- Just yards from the town centre and beach in Cromer
- Share of freehold with 125-year lease from 2015
- Beautifully presented three bedroom apartment arranged over two floors
- Bright bay-fronted lounge filled with natural light
- Principal bedroom with en-suite bathroom
- Separate family bathroom
- Two allocated parking spaces to the rear

Agents Note

The property has a share of the freehold with a 125 year lease from 2015.

Maintenance charges: The current owners are liable to 25% of all costs which include water supply and sewerage, electrics, insurance, communal areas upkeep and the main structure of the building.

A beautifully presented and generously proportioned three bedroom apartment arranged over two floors, enviably located just moments from the town centre and the beach, and perfectly blending period charm with comfortable, modern living.

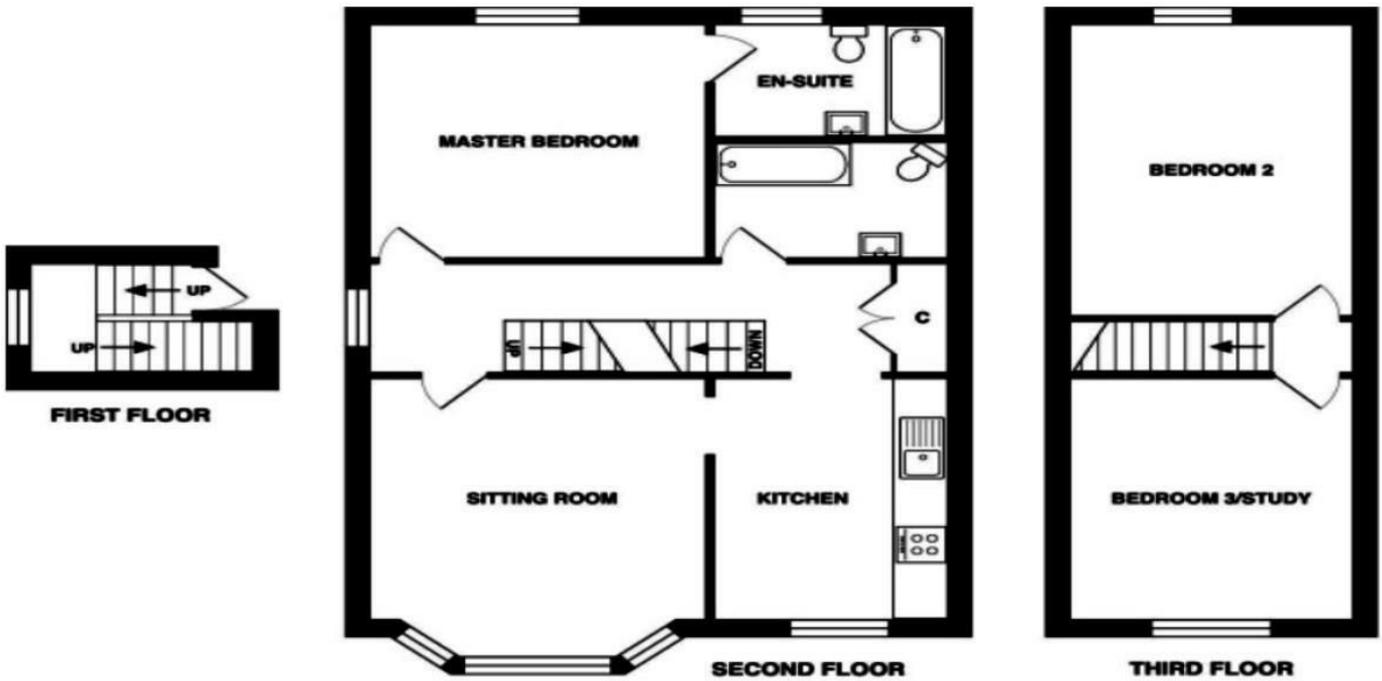
Accessed via a communal hallway with stairs rising to the first floor, the apartment opens to a welcoming landing with built-in storage, setting the tone for the light-filled and inviting accommodation beyond. The well-appointed kitchen, with its sash window to the front, fitted units and integrated oven and gas hob, offers a practical yet homely space that flows naturally into the bright bay-fronted lounge, creating a warm and sociable setting for everyday living and relaxed entertaining.

The property offers three double bedrooms, including a principal bedroom with built-in wardrobe and en-suite bathroom, complemented by a separate family bathroom, while two further top floor bedrooms provide flexible and comfortable spaces for family, guests or home working.

Outside, two allocated parking spaces are conveniently positioned to the rear, and with a share of freehold, a long 125-year lease from 2015, and no upward chain, this charming coastal home presents a wonderful opportunity to settle in and enjoy all that this much-loved North Norfolk town has to offer.



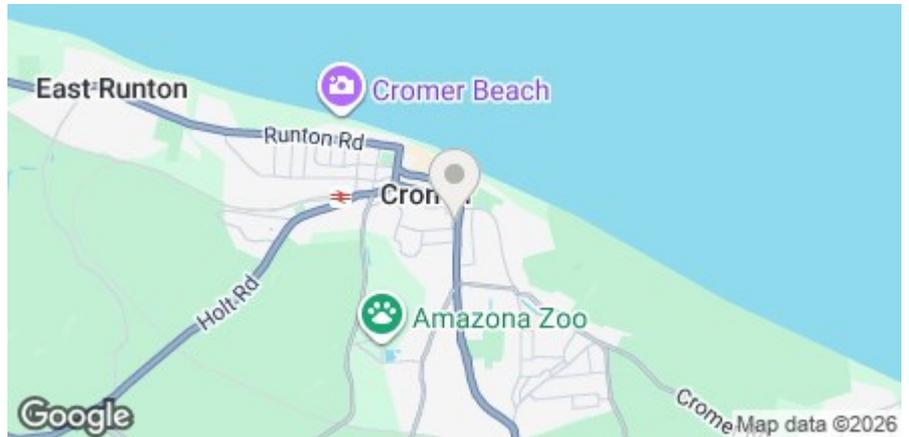




Total Area: 101.5 m² ... 1093 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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