



THE STORY OF

Apartment 5 St Marys House

Cromer, Norfolk

SOWERBYS



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Apartment 5 St. Marys House

1 St. Marys Road, Cromer, Norfolk
NR27 9FB

Beautifully Presented Period Apartment

Two Generous Double Bedrooms

Spacious Reception Room with Bay
Window and Character Features

Modern Fitted Kitchen with Dining Space

High Ceilings and Large Windows Throughout

Versatile Accommodation Ideal for
Home Working or Hobbies

Allocated Parking Space Plus Visitor Parking

Distant Sea Views Across the Rooftops

Short Walk to Cromer Town Centre and Seafront

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Offering a wonderful blend of charm and practicality, the apartment enjoys bright and spacious accommodation throughout, enhanced by high ceilings, large windows and an abundance of natural light. The apartment building was designed by the renowned architect George Skipper, whose notable works also include Hotel de Paris, Jarrolds, and the Royal Arcade in Norwich.

The principal reception room is particularly impressive, featuring ornate detailing, generous proportions and a striking bay window that creates a superb focal point to the space. The kitchen has been fitted with modern units and offers ample room for a breakfast table, making it both functional and sociable.

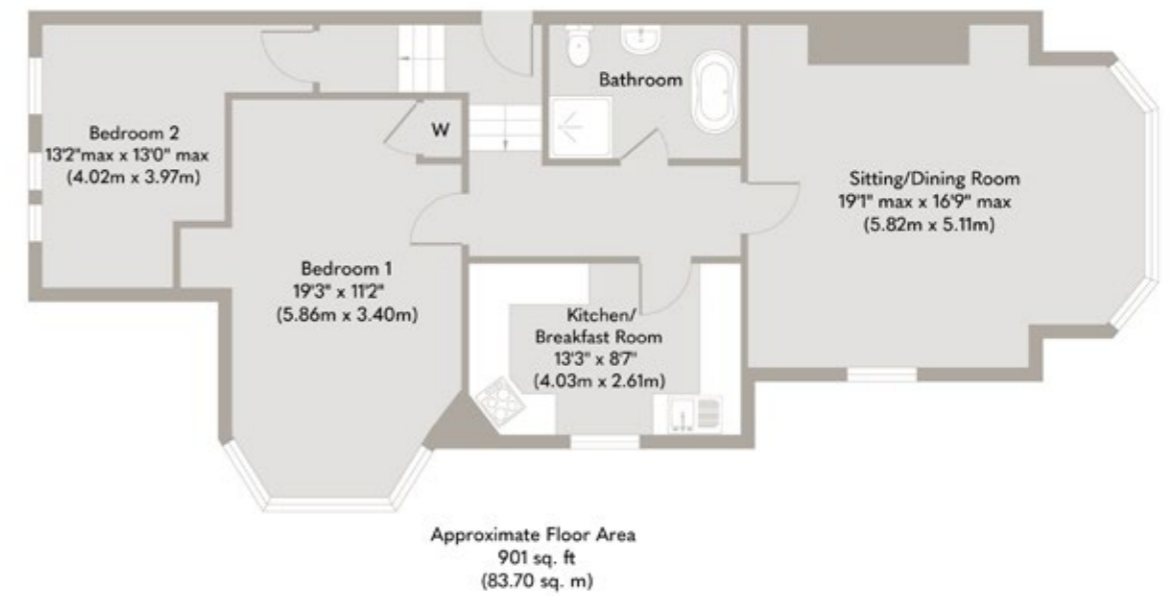
Both bedrooms are well-sized doubles, each continuing the apartment's sense of space and character with tall ceilings and large windows. One of the bedrooms is currently arranged as a peaceful pilates studio, highlighting the flexibility of the accommodation to suit a variety of lifestyles including home working or hobbies.

Outside, the property benefits from an allocated parking space for Apartment 5, along with additional visitor parking. From the apartment there are also distant sea views stretching across the rooftops beyond, adding to the appeal of this charming coastal home.



I love the high ceilings and large windows that create a wonderfully light and airy feel.





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 or tenant. 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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Cromer

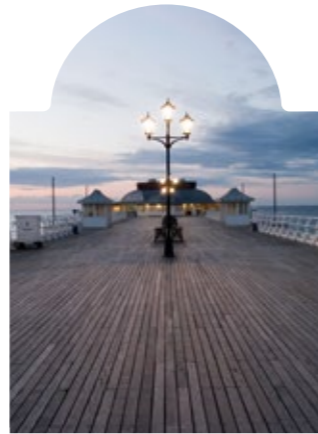
WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



“My favourite spot in the flat is the living room, either sat quietly reading in the corner, or sitting at the dining table watching the world go by.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold.

There are 114 years left on the lease. Service Charge: £1800 per annum, divided into two annual instalments and includes buildings insurance. Ground Rent: £250 per annum.

LOCATION

What3words: [///outwards.tank.chugging](https://www.what3words.com/outwards.tank.chugging)

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SOWERBYS

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