



## GLOUCESTER COURT, 10 CADOGAN ROAD CROMER, NR27 9HT

£155,000  
LEASEHOLD - SHARE OF FREEHOLD

\*\*\* CHAIN FREE \*\*\*

This recently renovated two bedroom apartment in the town centre of Cromer boasts a well proportioned Living Room, Kitchen/Dining Room, Bathroom and two Bedrooms.

Being situated in the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and the beautiful coastline that Cromer is renowned for. This prime location not only enhances the appeal of the property but also offers a vibrant community atmosphere.

Whether you are looking for a new home or a sound investment opportunity, this flat presents an excellent choice. With its modern finishes and prime location, it is sure to attract those seeking a comfortable and stylish living space.

  
Residential Sales & Lettings

# GLOUCESTER COURT, 10

- \*\*\* CHAIN FREE \*\*\*
- Close to town centre
- Close to transport links
- Two bedroom apartment
- Newly decorated and re-carpeted
- Close to amenities
- Short walk to beach/seafont
- Viewing Highly Advised
- Call Henleys today for viewing



## Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

## Overview

A well presented 2 bedroom basement apartment, conveniently located close to Cromer town centre and only a short walk away from the sea front. With gas central heating, and finished to a high standard, this flat would make an ideal holiday home by the sea or a warm residence for those who want to be close to amenities.

Accommodation comprises; 2 bedrooms, Lounge,

Bathroom, Kitchen and private front entrance. Viewings are highly recommended, call Henleys to view.

## Communal Hallway

Enter into the communal hallway via front door to the building, Hallway leads to a door into the apartment.

There is also a private entrance and courtyard area with storage off of Cadogan Road.

## Hallway

Enter from the communal hallway to stairs and into the hallway with doors leading Living Room, Kitchen/Dining Room, Bathroom, Bedroom 1 and Bedroom 2, carpeted flooring.

## Living Room

Double glazed window to front aspect, uPVC door and side window, marble effect traditional fireplace (not in use) with quarry tiled hearth and painted timber surround, wall mounted radiator, double doors to storage/boiler, newly fitted carpeted flooring.

## Kitchen/Dining Room

Double glazed window to front aspect, wood effect base and wall units, stone effect laminate worksurface, white sink and drainer with mixer tap, new electric oven, electric hob with chimney style hood above, wall mounted radiator, space and plumbing for washing machine, door to pantry/storage, space for small dining table, tiled splashback and tiled floor.

### Bathroom

Obscured window to rear aspect, dual flush close coupled WC, enclosed end bath with shower over, pedestal basin, shaver point, wall mounted mirror, shelving to bath end, wall mounted radiator, tiled splashback and tiled floor.

### Bedroom 1

Double glazed bay window to the rear aspect, traditional fireplace (not in use), wall mounted radiator and carpeted floor.

### Bedroom 2

Double glazed window to rear aspect, half height panelled wall, built in storage/wardrobe, wall mounted radiator and carpeted floor.

### Agents Note

Council tax band A

EPC TBC

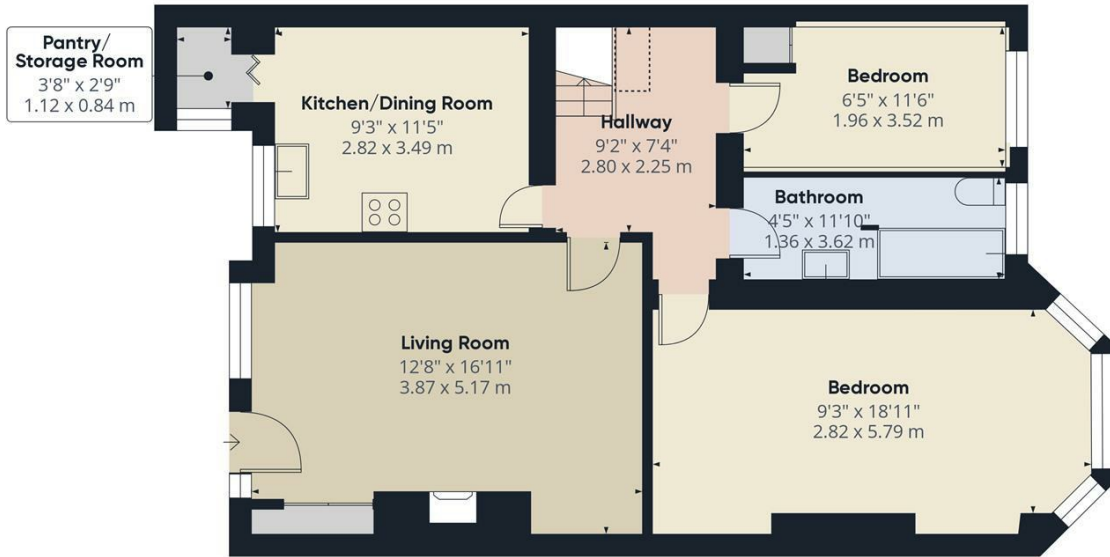
Mains gas, electric and water

No holiday lets

Pets by permission

## FLAT 1 GLOUCESTER COURT, 10





Approximate total area<sup>®</sup>  
 720.32 ft<sup>2</sup>  
 66.92 m<sup>2</sup>

Reduced headroom  
 4.25 ft<sup>2</sup>  
 0.39 m<sup>2</sup>

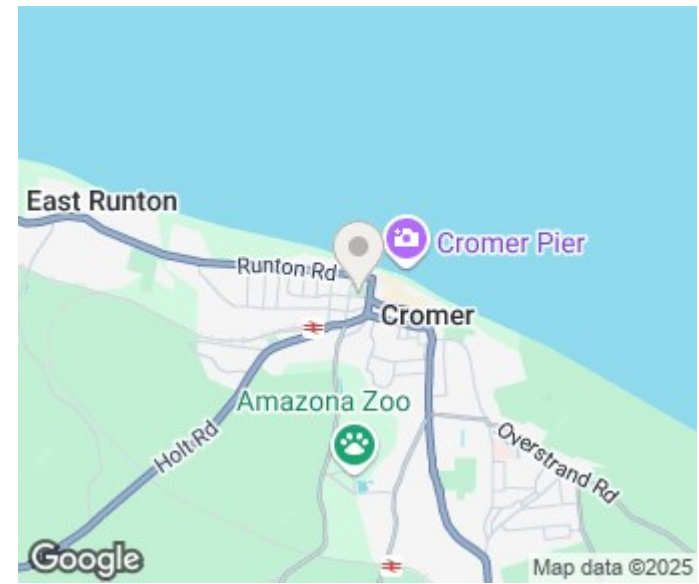
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	