



## CABBELL ROAD

CROMER, NR27 9HU

£159,995  
LEASEHOLD - SHARE OF FREEHOLD

A beautifully renovated 3rd floor apartment close to the town centre and sea front. Immaculate throughout with 2 bedrooms (1 en-suite) and its own parking space. This would make an ideal first or second home or rental investment. No upward chain!

  
Residential Sales & Lettings

# CABELL ROAD

- 2 bedrooms (1 en-suite) • Renovated throughout • Parking • Central heating • Close to town and beach • Investment opportunity • No upward chain



## OVERVIEW

Alexandra Court is located ideally for the town centre and the seafront. The apartment is on the top floor and has been renovated to a very high standard. The property comes with its own parking space.

## COMMUNAL ENTRANCE

Intercom phone entry, communal hall and stairs to all floors.

## ENTRANCE HALL

The hall is on two levels and doors open to the two bedrooms, the kitchen, lounge and bathroom. Built in airing cupboard housing the gas combi boiler. Intercom phone.

## LOUNGE/DINING ROOM

Double glazed sash windows to the front aspect with wall mounted radiator, TV, satellite and phone points. Newly fitted carpets.

## KITCHEN

Double glazed window to the rear aspect with sea glimpses. A range of base and wall units with worktops over. Newly fitted electric oven and grill with a stainless steel extractor fan and downlight over. Under worktop spaces for fridge and washing machine. Tiled flooring.

## BATHROOM

Double glazed opaque window to the rear aspect. Three piece suite including a bath with shower over, dual flush low-level WC and wash hand basin. Wall mounted radiator.

## MASTER BEDROOM & EN SUITE

Vaulted ceilings with skylights, radiator and newly fitted carpets. The en-suite has a shower, dual-flush WC and a wash hand basin. Wall mounted radiator.

## BEDROOM 2

Double glazed window to the front aspect with new carpets and wall mounted radiator.

## LEASE AND ANNUAL CHARGES

There is a 125 year lease from 1989.  
Annual charges approximately £1600  
Ground Rent £50 per annum

## RESTRICTIONS

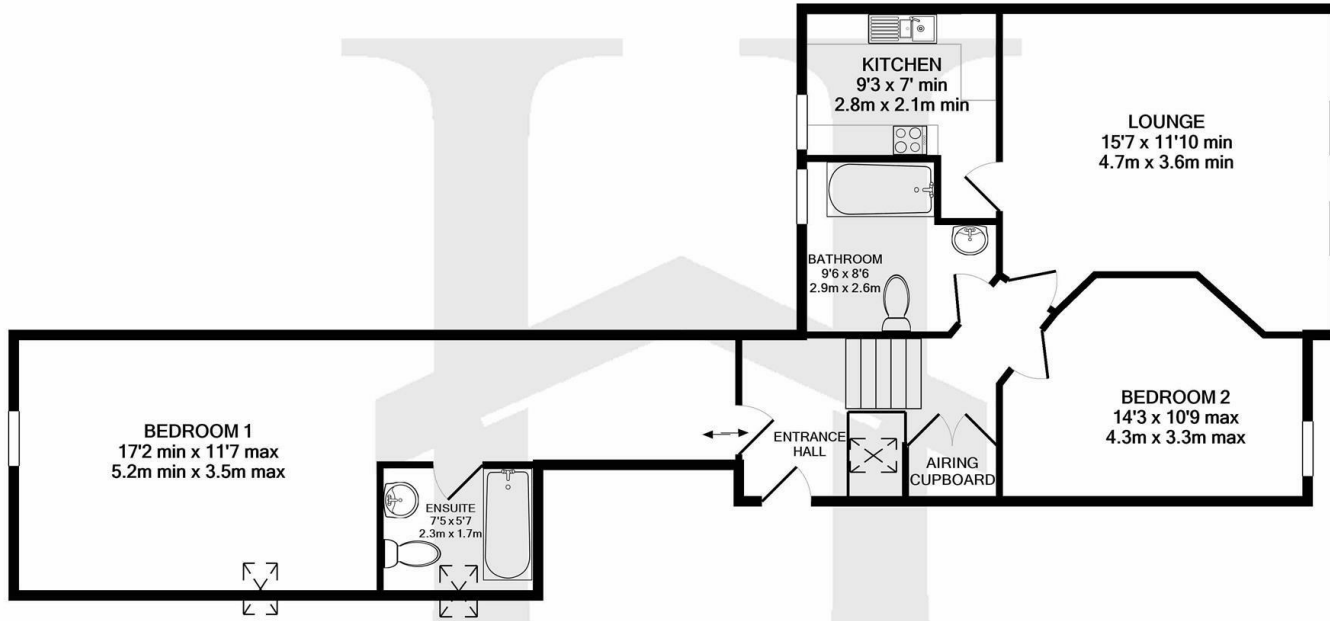
Pets with permission from the freeholders  
Holiday lets are not allowed  
Long term lets allowed

## EPC

BAND C 79

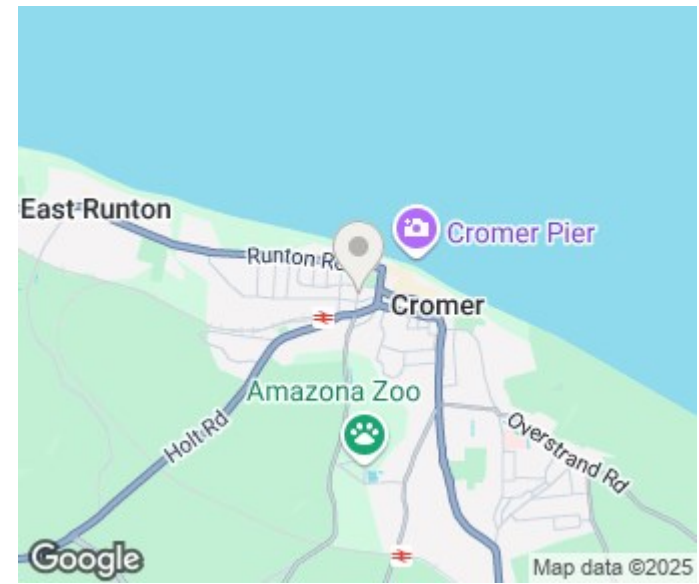
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TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)

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) <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**  
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