



## CLIFF AVENUE CROMER, NR27 0AF

£265,000  
LEASEHOLD

This two bedroom ground floor flat is set in a highly sought after area of Cromer situated within walking distance of the town centre and beaches Cromer . Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom, Private Gardens, Allocated Off Road Parking. These property rarely become available and viewing is highly recommended.

  
**HENLEYS**  
Residential Sales & Lettings

# CLIFF AVENUE

- Ground floor apartment
- Private gardens & entrance
- Allocated parking
- Lounge- dining room
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Highly sought after location
- Close to town centre & beach
- Leasehold



## Cromer

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.

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

## Entrance Hall

Large front entrance door, single glazed leaded windows to the front aspect, wall mounted gas fired radiator, telephone point, decorative coving, carpet,

double doors to storage cupboard with shelf and coat hooks, door to Airing Cupboard, doors to Bedroom 2 and Bathroom, double obscure glazed doors opening into Lounge.

## Lounge- diner

Single glazed leaded windows to the rear aspect, fire place with inset electric coal effect fire, wall mounted uplighters, TV point, wall mounted gas fired radiator, carpet, decorative coving to the ceiling, doors to Kitchen and Bedroom, single glazed leaded double doors leading to Patio Area.

## Kitchen

Singled glazed leaded window to the rear aspect, range of base and wall mounted units set beneath work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker with extractor hood over, space for fridge freezer, wall mounted gas fired boiler, tiled splash backs, tiled effect vinyl type flooring, decorative coving to the ceiling.

## Bedroom

Spacious double bedroom with single glazed leaded bay window with secondary glazing to the side aspect, single glazed leaded window with secondary glazing to the front aspect, wall mounted gas fired radiator, telephone point, decorative coving to the ceiling, carpet.

### Bedroom

Double bedroom with single glazed leaded windows with secondary double glazing to the rear aspects, wall mounted gas fired boiler, carpet.

### Bathroom

Single glazed obscure leaded window with secondary double glazing to the rear aspect, olive coloured suite comprising panel sided bath with wall mounted electric shower over, pedestal wash hand basin, close coupled low level WC, wall mounted gas fired radiator, fully tiled walls to two sides, cork effect vinyl type flooring, extractor fan.

### Outside

To the front of the property is a private entrance gate leading into the garden with a pathway to the front entrance door. To the side of the property is a lawn area with mature shrubs and plants with paving leading to the rear of the property.

To the rear is a patio seating area with a garden shed and two steps leading to the shingled parking area.

### Agents note

There is one allocated parking space located very close to the property. There are various visitor parking spaces throughout the parking area which are used by all residents' visitors.

Leasehold 965 years remaining

EPC TBC

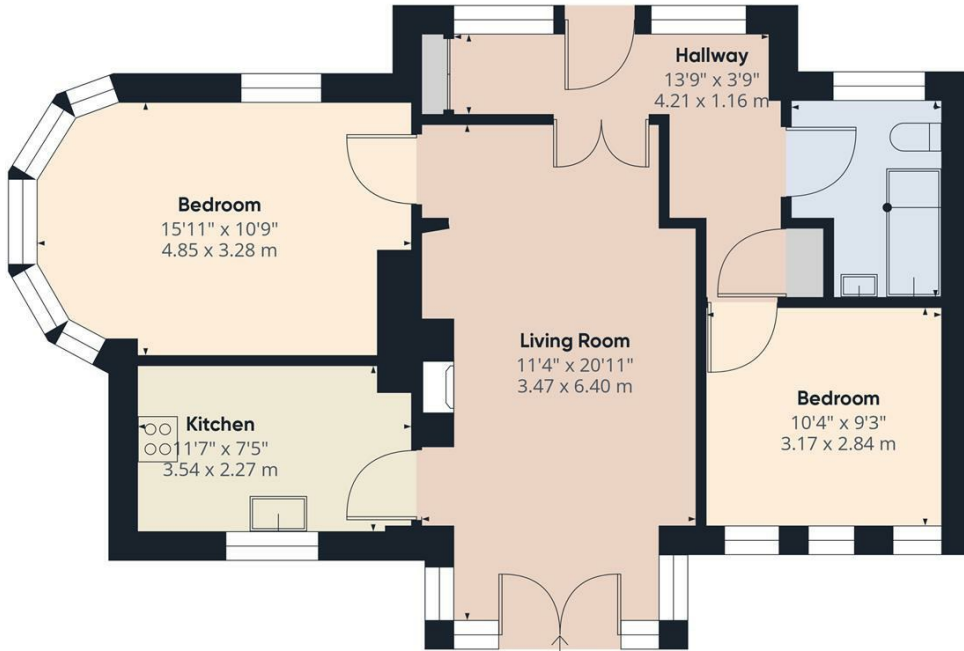
Council tax band -

Mains Gas, Electric & water

No holiday lets, pets with permission

## CLIFF AVENUE





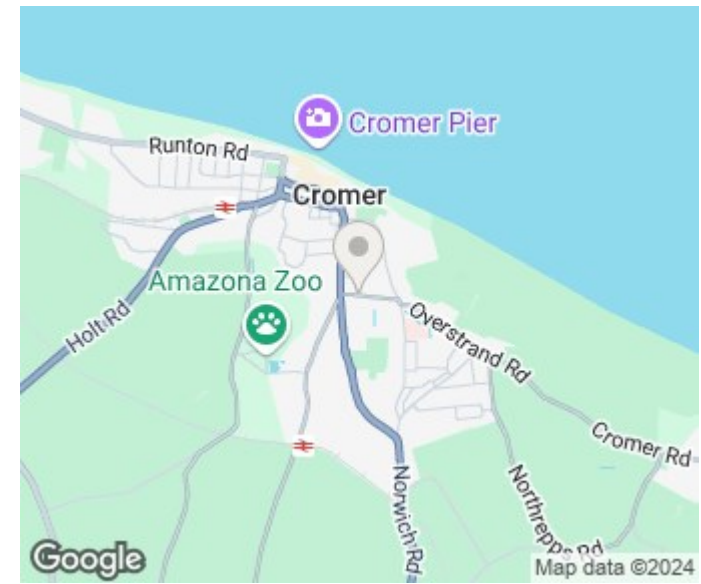
Approximate total area<sup>(1)</sup>  
718.17 ft<sup>2</sup>  
66.72 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360



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	