



## PRINCE OF WALES ROAD

CROMER, NR27 9HR

£150,000  
LEASEHOLD

This two bedroom first floor apartment is in a fantastic location only a stones throw from the stunning beaches, town centre with all the amenities Cromer has to offer.

The property consists of a lovely lounge with balcony and stunning seaviews, kitchen - dining room, two bedrooms and a family bathroom. Viewing recommended

  
Residential Sales & Lettings

# PRINCE OF WALES ROAD

- First floor flat • Two bedrooms • Seaviews • Fantastic location for the town centre & beaches • Spacious lounge with balcony • Kitchen - Diner • Bathroom • Great value • Leasehold • Viewing recommended



## Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for its 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.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

## Communal hallway

The building is accessed via a set of external steps

leading to the communal entrance door. The communal entrance hall has stairs leading to all floors.

## Entrance hall

Door to the front, wall mounted intercom, carpets, radiator and doors off

## Lounge

Windows and door to the rear to small balcony with views over Evington lawns and the sea. Radiator, carpets, picture rails and brick fireplace with electric fire.

## Kitchen - Diner

Window to the front with Seaview's, wall and base units, stainless steel sink drainer, freestanding gas cooker, radiator and storage cupboard / pantry housing the boiler.

## Bedroom one

Window to the rear with secondary glazing, radiator and carpets.

## Bedroom two

Windows to the front with secondary glazing, carpets and radiator.

## Bathroom

Window to the front, WC, wash hand basin, bath with shower over, carpets and radiator.

## Agents note

953 years remaining on the Lease  
Council tax band A

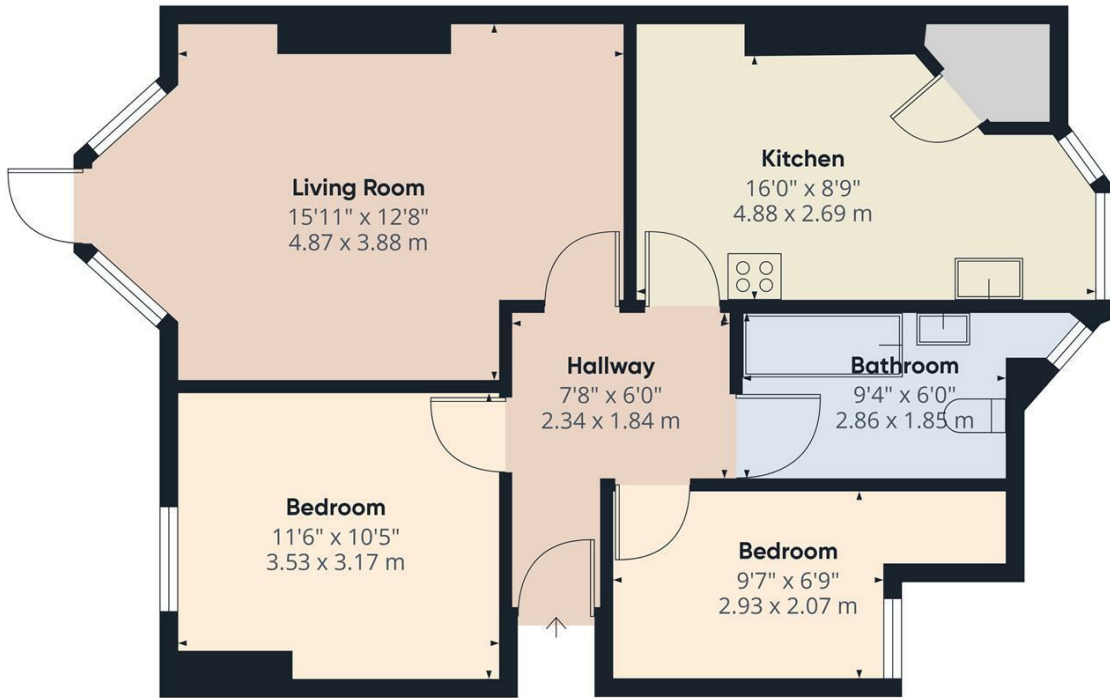
EPC TBC

Mains gas, electric and water

No pets. No holiday lets

## FLAT 4 CLEVEDON HOUSE PRINCE





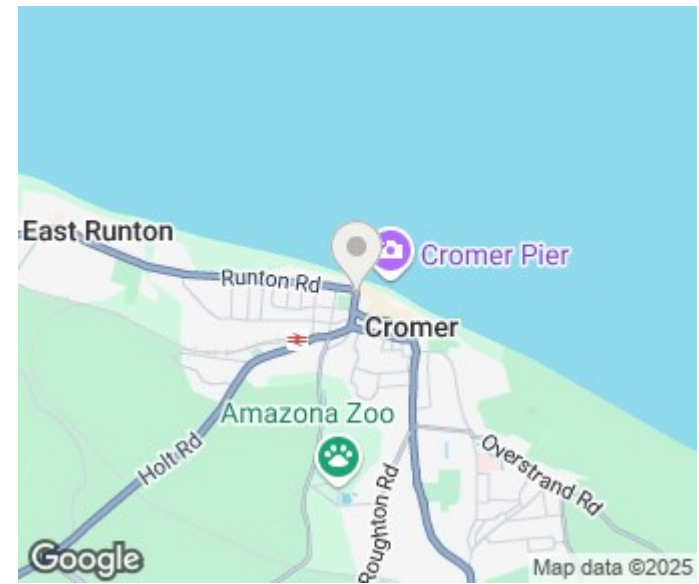
Approximate total area<sup>(1)</sup>  
664.68 ft<sup>2</sup>  
61.75 m<sup>2</sup>

(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.

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	

**HENLEYS**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements