



CABBELL ROAD
CROMER, NR27 9HX

£89,000
LEASEHOLD

An ideal rental investment or bolt-hole! This top floor one bed flat is located ideally for the town centre. The flat is in very good condition so you could move straight in! No upward chain.

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Residential Sales & Lettings

CABELL ROAD

- Ideal investment for rental • 1 bedroom • Close to town centre • New 125 year lease • Very good condition • No upward chain



OVERVIEW

Ideally located for the town centre and the sea front, this compact one bedroom apartment would make an ideal 2nd home or a fantastic rental investment. It has lovely views over the town, the North Sea and Cromer church to the rear aspect. It is in very good condition so you could move straight in!

COMMUNAL ENTRANCE

The communal entrance on the ground floor has an intercom phone entry system. Stairs rise to all floors.

APARTMENT ENTRANCE

A door opens to a staircase leading to the landing.

LANDING

From the landing, doors open to the kitchen/lounge, the bathroom and the bedroom. there is a storage cupboard with plumbing and electric point for a washing machine. Velux skylight with views over the town.

KITCHEN/LOUNGE

Double glazed sash/tilt windows to the front aspect. Carpeted flooring to the lounge area and programmable electric convector heater. The kitchen area has base and wall mounted units with worktops over and a circular stainless steel sink. Integral appliances include a four ring electric hob with filter extractor unit over and an electric oven and grill. Space for a under counter fridge. Breakfast bar.

BEDROOM

Double glazed sash/tilt window to the front aspect with

carpeted flooring and a programmable electric convector heater.

BATHROOM

Double glazed window to the rear aspect with wonderful views over the town, the North sea and cromer lighthouse. Bath with an electric shower over, sink and WC. Matt chrome towel rail heater and electric shaving point/light. Tiled splash-backs.

LEASE

A brand new 125 year lease will be issued on the sale of the property.

Annual Charges: TBC

Ground Rent TBC

Pets allowed with Permission

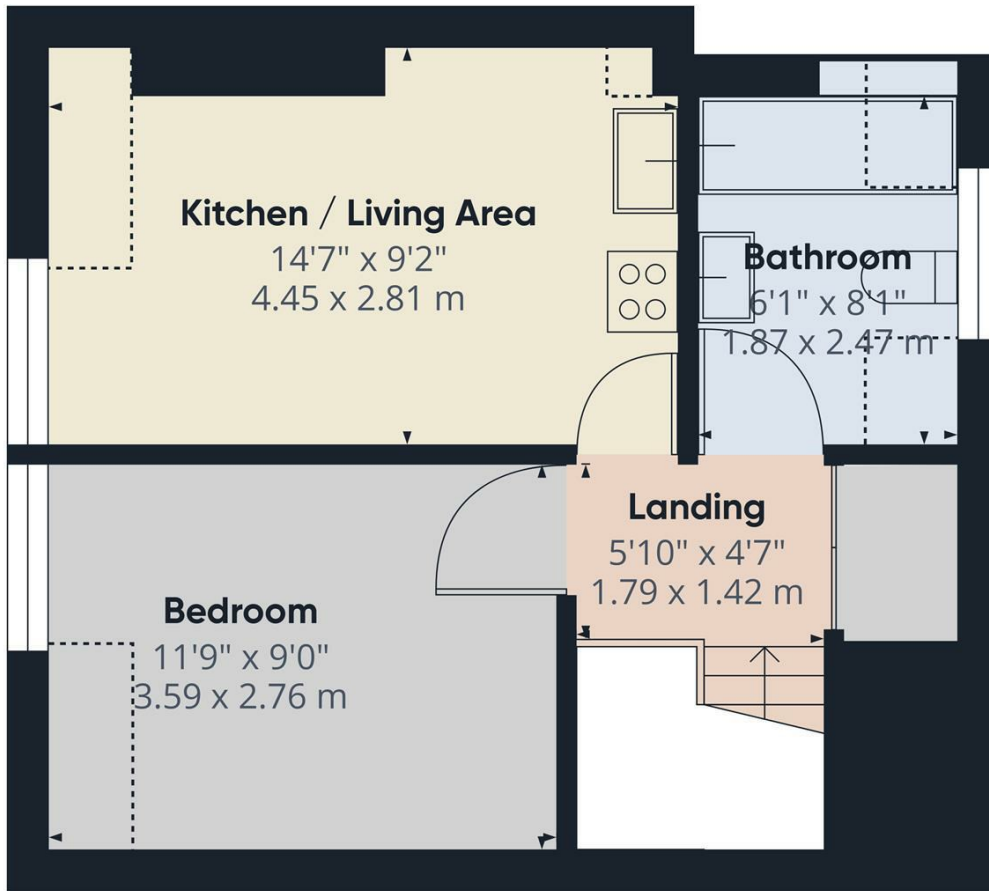
No Holiday Lets

PARKING

Unrestricted parking is directly outside the property on a first come-first served basis all year round. Public car parking is very close by. Annual permits can be obtained from North Norfolk District council.

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Approximate total area[®]
328.19 ft²
30.49 m²

Reduced headroom
28.85 ft²
2.68 m²

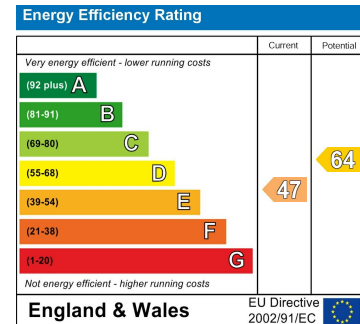
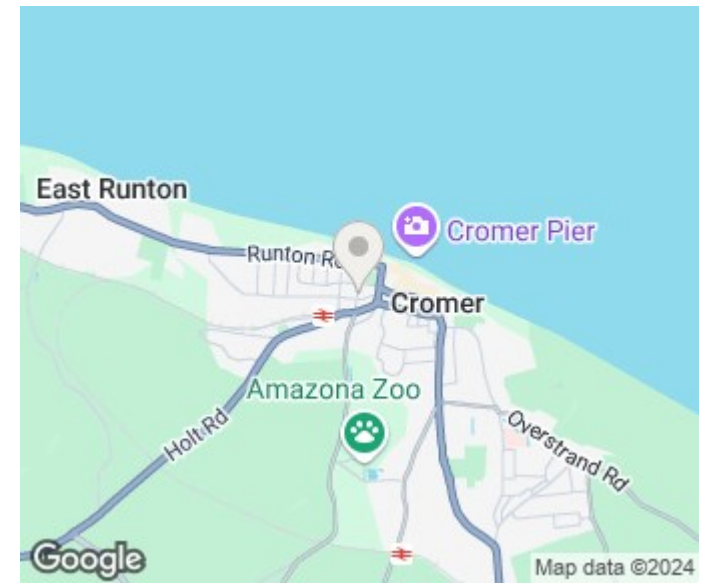
(1) Excluding balconies and terraces

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



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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