



## COLNE HOUSE , CROMER, NR27 9DP

£160,000  
SHARE OF FREEHOLD

This highly regarded development is accessed by Colne Road and leads into the main parking area in front of the apartments, which is a no through road. This property has it all , Location, Parking and Stunning Setting, your early viewing is highly advised to fully appreciate just how convenient the location is to explore and enjoy the surrounding delights and amenities of Cromer.

  
**HENLEYS**  
Residential Sales & Lettings

# COLNE HOUSE

## OVERVIEW

Located within this highly sought after and rarely available central Cromer location is this immaculate 1st floor apartment with the benefit of off street parking and a great setting slightly removed from the hustle and bustle of the popular town centre. Walk to the Beach, Sea front and array of local shops which are all located minutes from your front door making this an ideal holiday home or convenient main property. This highly regarded development is accessed by Colne Road and leads into the main parking area in front of the apartments, which is a no through road. This property has it all , Location, Parking and Stunning Setting, your early viewing is highly advised to fully appreciate just how convenient the location is to explore and enjoy the surrounding delights and amenities of Cromer.

## COMMUNAL ENTRANCE

Communal entrance door with intercom entry system with stairs rising to the first floor. Main entrance door leading to Lounge/Diner.

## LOUNGE/DINER

An open plan design with double glazed sash windows to the front and side aspects. The main living area has both a phone, TV point, along with picture and dado rail. Wall mounted radiator and a built in storage cupboard. The dining area has a wall mounted radiator, TV point, picture and dado rail. Doors then lead to the bedroom, kitchen and bathroom from the living area.

## KITCHEN

Double glazed sash window to the front aspect with a range of base and wall mounted units with work surfaces over, inset sink and drainer, tiled splash backs, wall mounted gas fired boiler, ceiling down lighters, Space for electric cooker and washing machine and a wall mounted radiator

## BEDROOM

Double glazed sash window to the rear aspect, wall mounted radiator.

## BATHROOM

## PARKING

Allocated parking space for one car.

## STORAGE

To the rear of the complex is a communal drying area which has a storage shed.

## LEASEHOLD RESTRICTIONS

Lease: 999 years from 1987

Charges for 2023 - 2024 Approx £1974

No holiday lets

Pets: Not allowed

## SERVICES

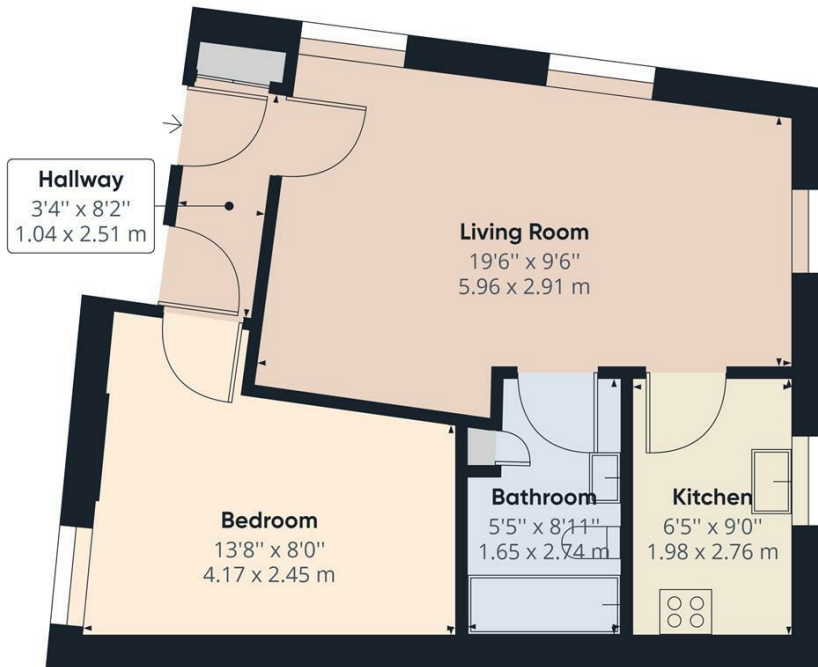
The property is connected to mains drainage, gas, electric and water.

Council Tax Band A



# 13 COLNE HOUSE





Approximate total area<sup>(1)</sup>  
 490.31 ft<sup>2</sup>  
 45.55 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.

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	