



39 VICARAGE ROAD, CROMER, NR27 9DQ

£215,000  
LEASEHOLD

This ground floor apartment is set on two floors. The flat lies on the ground floor with the living accommodation to the lower ground. This two bedroom apartment also benefits from a private outside garden of the lounge idea for enjoying the summer evenings. The property benefits from allocated parking included.

  
**HENLEYS**  
Residential Sales & Lettings



- Period Property • Duplex apartment • Spacious Open plan living area • Private Garden • Allocated Parking • Family bathroom • Close to beach and town centre • Two Double bedrooms • Open Plan Kitchen • Leasehold



## OVERVIEW

This beautiful, character two bedroom apartment lies in the heart of the seaside town of Cromer. This ground floor apartment is within walking distance to the shops, amenities and of course the stunning beaches and coastline Cromer has to offer. This apartment has an abundance of Victorian charm. There is a spacious open plan lounge kitchen dinner to the ground floor. To the lower ground there are two double bedrooms and a bathroom. This apartment also benefits from a private outside garden along with allocated parking.

## ENTRANCE HALL

Door to the front with intercom, carpets and cloaks area door leading into open plan living area.

## OPEN PLAN LOUNGE/KITCHEN

Large bay window with sash windows to the side, carpets, original ornate coving, radiator, beautiful period fireplace, French doors giving access the private garden and stairs to the lower ground floor. The kitchen has a sash window to the rear aspect, wall and base units, shelves, sink drainer, Lino floor, wall mounted gas central heating boiler, space for washing machine, fridge and freezer.

## LOWER HALLWAY

Carpets, two radiator and doors off to the bedrooms and bathroom.

## BEDROOM ONE

Laminate wood floors, large bay window to front and radiator.

## BATHROOM

Opaque glazed window to the side, panelled bath, vanity WC and wash hand basin unit with cupboards below. Wall mounted radiator and tile effect flooring.

## BEDROOM TWO

Carpets, radiator and window to the front.

## PRIVATE GARDEN

Mainly laid to lawn with some shrubs and borders, path leading to stairs to access property through open planing living area.

## PARKING

The is allocated parking for one car.

## LOCATION

Carlyle House is located in a quiet road just a very short walk to the town centre and just a few minutes walk further to the sea front.

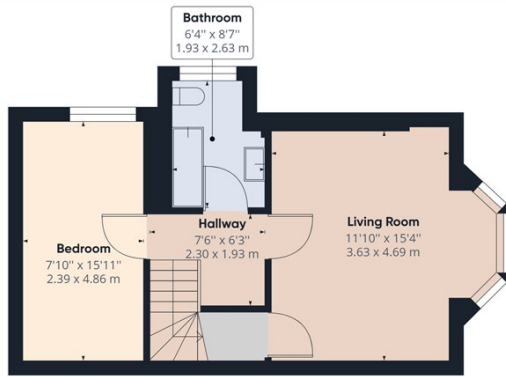
## AGENTS NOTE

This apartment is leasehold with a share of the freehold. with the charges being £1400 per annum. The lease has 92 years remaining. Pets are allowed with permission. Long term letting is allowed but holiday lets are not allowed.

## EPC

Rating D56





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
833.72 ft<sup>2</sup>  
77.46 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
<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	