



8 - 12 CABBELL ROAD , CROMER, NR27 9HU

£160,000
LEASEHOLD

This first floor one bedroom apartment lies in the heart of the increasingly popular seaside town of Cromer. This spacious apartment offers a generous lounge/diner with fireplace, bay window and high ceilings. The kitchen has recently been refurbished with a balcony with Seaview's. There is good size double bedroom and a newly refurbished shower room. The property also comes with an allocated parking space.


HENLEYS
Residential Sales & Lettings

8 - 12 CABBELL ROAD

- One bedroom apartment
- Spacious lounge/diner with feature fireplace
- Modern kitchen with balcony
- Seaviews
- Modern shower room
- Double bedroom
- Allocated parking space
- Close to town centre, shops and beach
- Close to transport links
- 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

Overview

A first floor one bedroom apartment lies in the heart of the increasingly popular seaside town of Cromer.

Spacious accommodation offers a generous lounge/diner with fireplace, bay window and high ceilings. The kitchen has recently been refurbished with a balcony giving Seaview's. There is also a good sized double bedroom and a newly refurbished separate shower room.

The property also comes with an allocated parking space.

Entrance Hall

Door to the front, carpeted flooring, storage heater and wall mounted security intercom system.

Lounge/Dining Room

Beautiful spacious lounge/diner, bay window to the front, carpeted flooring, beautiful feature fireplace with ornate mantle and surround. Door leading into the kitchen.

Kitchen

Contemporary kitchen with a range of wall and base units, wall mounted shelf and oak effect worktops. Built in dishwasher, space and plumbing for washing machine, built in oven, inset hob with extractor fan over and wall mounted electric heater. Stainless steel sink with drainer, part tiled walls, beautiful tile effect flooring. French doors open up to balcony ideal for watching the world go by and enjoying the sea views.

Bathroom

Obscure glazed windows to the side, chrome wall mounted heated towel rail, walk in shower with aqua

boarding, WC and wash hand basin. Built in airing cupboard and contemporary tile effect flooring.

Bedroom

Double bedroom with double glazed window to the rear, carpeted flooring and built in wardrobes.

Agents note

Council Tax band - A

EPC 48E - 78C

Leasehold

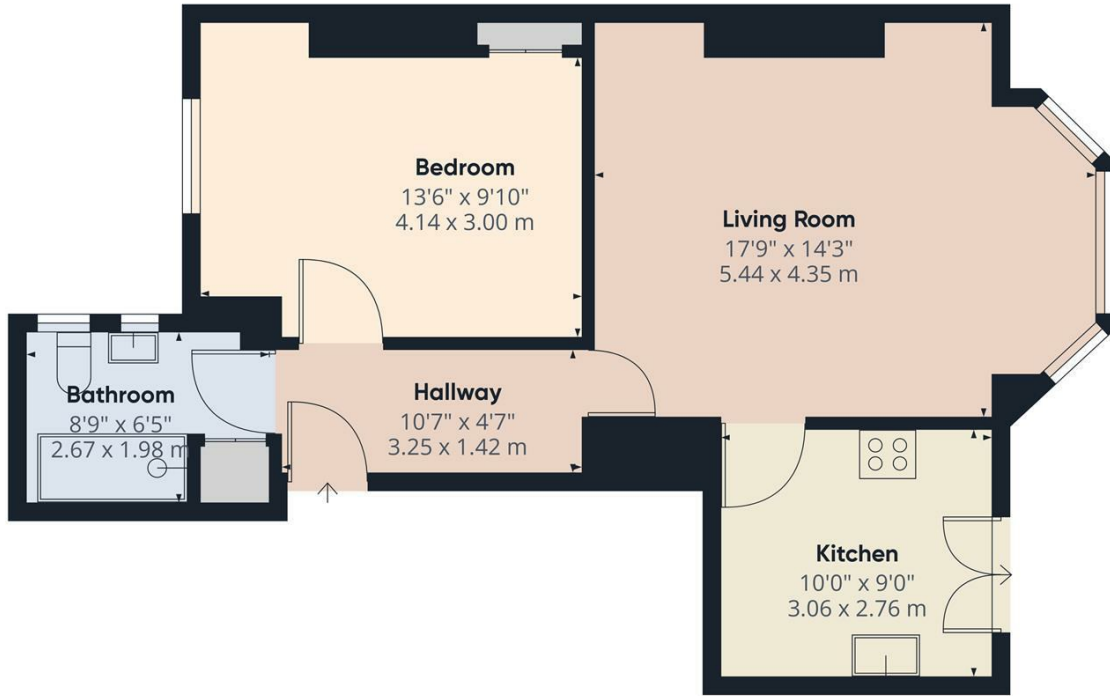
Service charges - £1672

No Holidays Lets

Pets permitted with permission

FLAT 5 8 - 12 CABBELL ROAD





Approximate total area⁽¹⁾
 572.73 ft²
 53.21 m²

(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) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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