



ALFRED ROAD
, CROMER, NR27 9AF

£190,000
LEASEHOLD - SHARE OF FREEHOLD

A well presented two bedroom second floor apartment with sea views situated close to Cromer Town Centre. Comprising Lounge, Kitchen, Two Double Bedrooms, Bathroom, Garage & Sea Views.

H
HENLEYS
Residential Sales & Lettings

ALFRED ROAD

- Second Floor

Apartment • Lounge • Kitchen • Two
Bedrooms • Bathroom • Garage • Sea
Views • Chain Free • Close to town centre &
Beach • Call Henleys to view



CROMER

Location 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 Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, 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 two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

COMMUNAL ENTRANCE

Communal entrance door, stairs leading to all floors.

ENTRANCE HALL

Spacious entrance hall with airing cupboard, storage unit with coat hooks and seat, wall mounted electric

heater, security entry phone, carpeted flooring, open to Kitchen doors to Lounge, Bathroom, Bedrooms 1 & 2.

LOUNGE

uPVC double glazed window to the front aspect, uPVC double glazed window to the side aspect with sea views, wall mounted electric heaters, carpeted flooring, artex to the ceiling.

KITCHEN

Skylight to the ceiling, range of base and wall mounted units set beneath roll edge work surfaces, inset sink and drainer unit with mixer tap over, space for washing machine and dishwasher, under counter fridge, under counter freezer, inset electric hob, built in electric oven, tiled splash backs, wood effect flooring, artex to the ceiling.

BEDROOM 1

uPVC double glazed window to the side aspect with sea views, built in mirror fronted wardrobe with hanging rails and shelves, carpeted flooring and wall mounted electric heater.

BEDROOM 2

uPVC double glazed window to the side aspect, wall mounted electric heater, storage cupboard, carpeted flooring, artex to the ceiling.

BATHROOM

Skylight to the ceiling, p-shaped bath with wall mounted shower over, vanity sink unit with mixer tap over and cupboard below, close coupled dual flush WC,

wall mounted chrome ladder style heated towel rail,
tiled splash backs, tiled flooring, artex to the ceiling.

PARKING

To the rear of the building is a communal block of
garages. This apartment has one garage with an up and
over door.

AGENTS NOTE

Share of Freehold

Leasehold - 953 years remaining

Ground rent £20.00 per annum

Service Charges £900.00 per annum

Mains Gas, electric & water

parking and garage

Council tax Band B

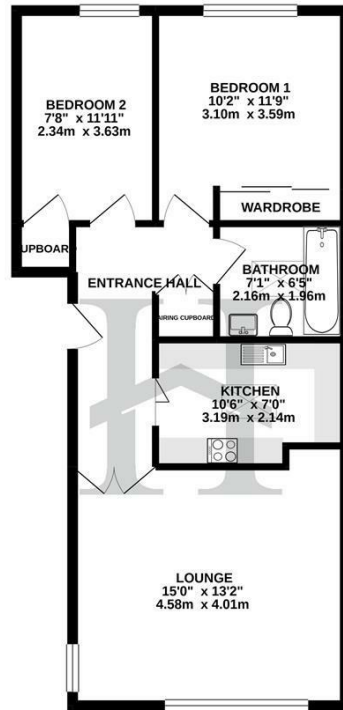
EPC Current 48E Potential 65D

Please note the décor and furnishing are slightly
different to the photos shown.

ALFRED ROAD

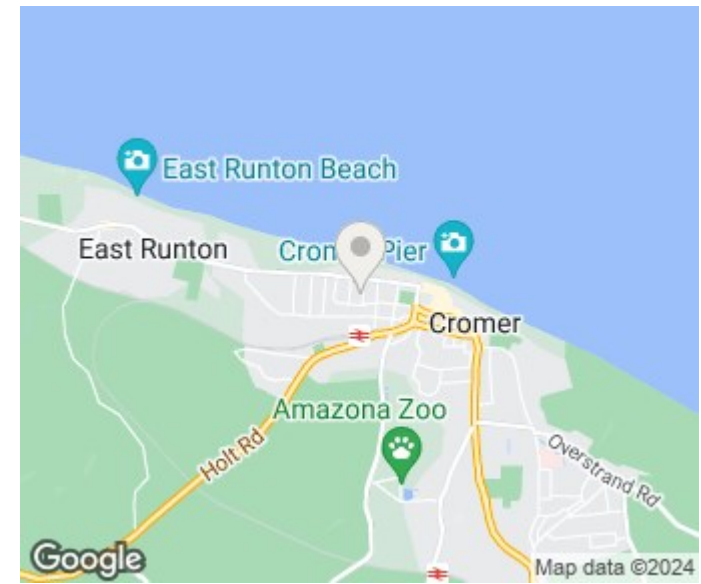


GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 10/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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