



## CLEVEDON HOUSE

PRINCE OF WALES ROAD, CROMER, NR27 9HR

£175,000  
LEASEHOLD

"CHAIN FREE" MAINTENANCE & SERVICE CHARGES PAID UNTIL DECEMBER 2024

This spacious 2 bed apartment is right in the town centre and has the benefit of not one, but two outdoor private spaces ideal for al fresco dining and socialising. The sea front is just a stones throw away too! The property is being sold with no upward chain so you could move straight in!

  
**HENLEYS**  
Residential Sales & Lettings

# CLEVEDON HOUSE

- Spacious 2 bed apartment
- Maintenance & Service Charges paid until December 2024
- Front private garden and rear private garden
- Long lease
- Chain free
- fantastic location
- Close to town centre
- Lower ground floor
- Close to shops
- Viewing highly recommended



## 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

This lovely, spacious flat is located ideally for the town centre and sea front which are both just a minutes walk away. Uniquely, the property has 2 private outside

spaces, one to the front and a one to the rear. The property is being sold with no upward chain.

## FIRST IMPRESSIONS

The apartment is accessed via a set of steps to the lower ground floor. There is a shingled outside area for sitting out and gives access to the main, private entrance.

## KITCHEN

The main entrance door opens directly into the kitchen. The kitchen has a range of base and wall units with wood effect worktops over. Integral appliances include a four ring gas hob and an electric oven. There are spaces for washing machine, 400mm dishwasher and a fridge. Ceiling mounted downlights and a radiator. A doorway leads to the inner hallways.

## HALLWAYS

There is a main hall and an inner hall. From the main hall, polished pine doors open to a bedroom. A further glazed door opens to the inner hall which has further doors to the lounge, shower room and further bedroom.

## LOUNGE

Bay window to the rear aspect with French doors opening to the rear outside area. Carpeted flooring, vertical radiator and phone points. Hive thermostat.

## MAIN BEDROOM

Double glazed tilt and slide sash windows to the front aspect. Range of built-in wardrobes and storage cupboards. A door opens to the boiler cupboard. Carpeted flooring and vertical radiator.

## BEDROOM 2

Double glazed tilting sash window to the rear aspect.  
Carpeted flooring and radiator.

## SHOWER ROOM

Walk-in shower, wash hand basin with waterfall tap and a dual-flush WC. 240 volt shaver point, extractor fan and tile effect vinyl flooring. Wall mounted radiator.

## REAR GARDEN

Accessed from the lounge is an enclosed, private seating area. One part of this is covered. It faces in a westerly direction ideal for afternoon and evening entertaining.

## LEASE DETAILS

The property has a 999 year lease with over 950 years left.

Ground Rent £25 p.a.

Annual maintenance charges £1500 per annum

Pets under licence

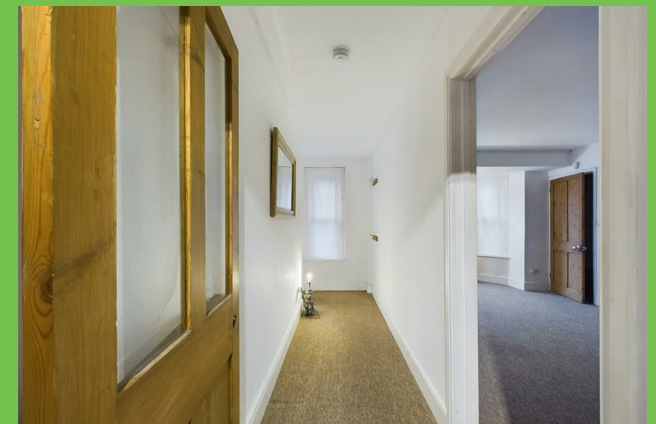
No holiday lets

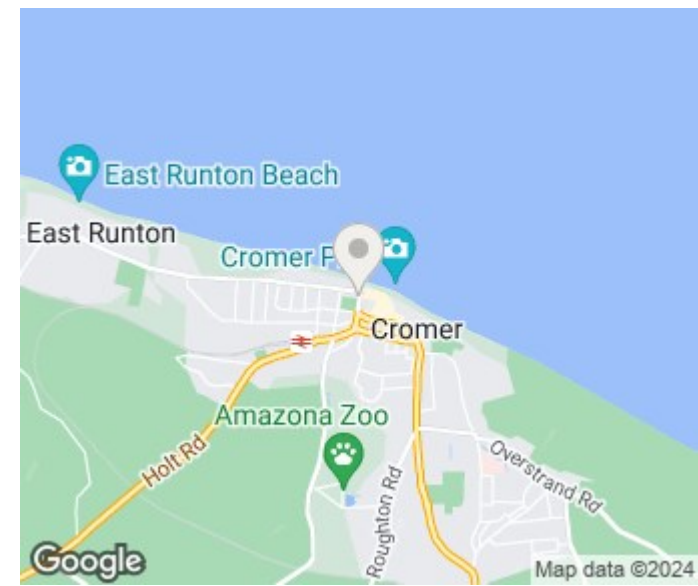
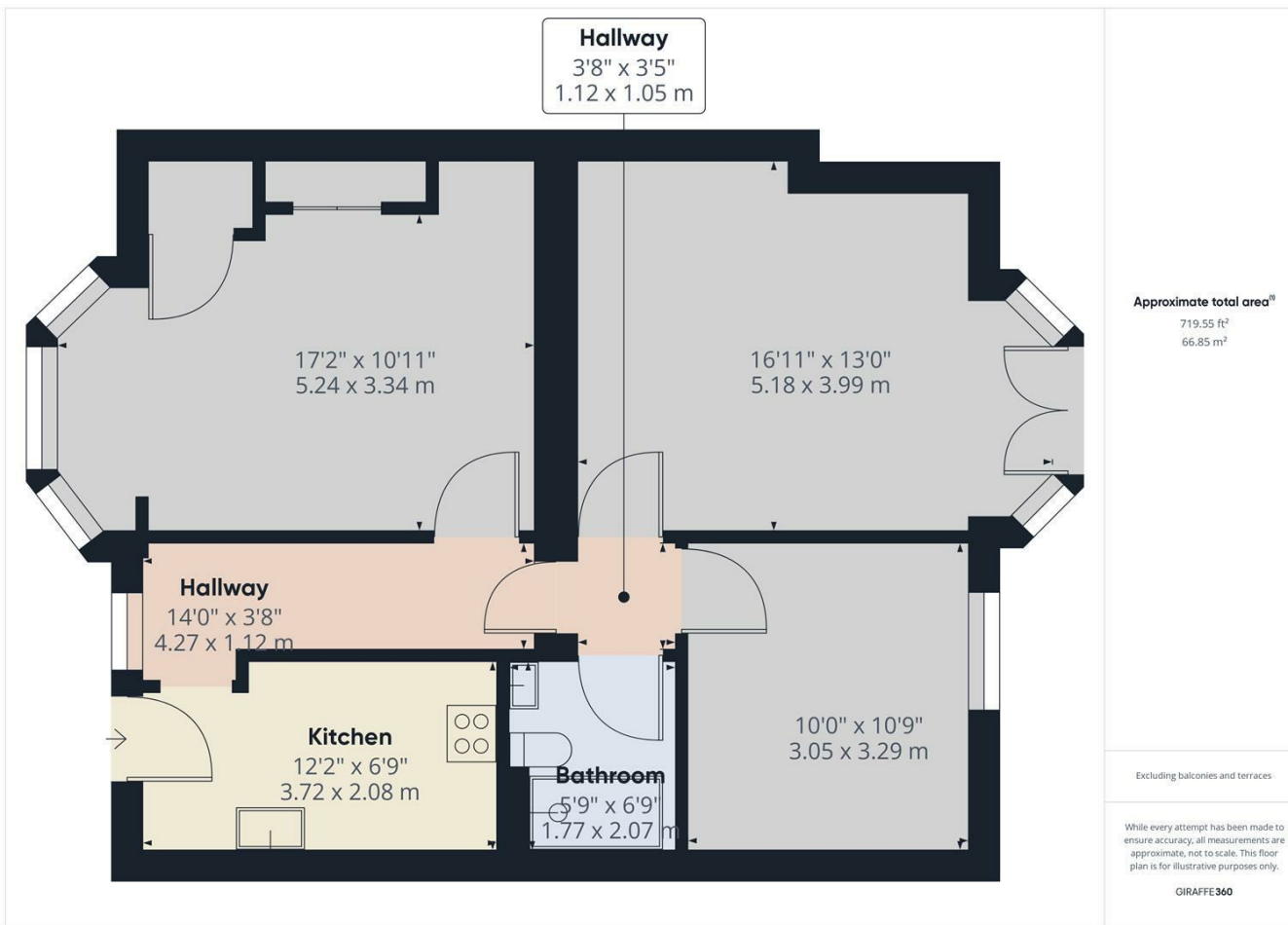
Long term lets allowed

## FIXTURES AND FITTINGS

Included in the sale are all the whit goods in the kitchen, garden furniture and a fridge/freezer.

## 15A CLEVEDON HOUSE





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	