



CABBELL ROAD , CROMER, NR27 9HX

£110,000
LEASEHOLD - SHARE OF FREEHOLD

This one bed, second floor flat is ideally located for the town centre. It comprises of a lounge, kitchen, bedroom and a shower room. This would make a superb rental investment or a great bolt-hole being so close to the town and sea front. Sold with no upward chain.


Residential Sales & Lettings

CABELL ROAD

COMMUNAL ENTRANCE

Secure entrance with double glazed door to the front leading into a communal hallway.

ENTRANCE

From the communal area a door opens into a private hallway leading to doors open to shower room, bedroom, kitchen and living room.

LIVING ROOM

A double glazed window to the rear gives a lovely view towards Happy Valley and Cromer lighthouse. Carpeted flooring, wall mounted electric convector heater and TV point, door way leads to the kitchen.

KITCHEN

A double glazed window to the side aspect. The kitchen has a range of base and wall units with a wood effect worktop over. Built-in appliances include an electric oven and grill and a four ring electric hob. Spaces for an under counter fridge and a washing machine. Wood effect vinyl flooring.

BEDROOM

Double glazed window to the side aspect with carpeted flooring and a built in wardrobe. Wall mounted convector heater.

BATHROOM

Double glazed opaque window to the side aspect. Shower cubicle with an electric shower, dual-flush WC and vanity wash hand basin. Electric dual voltage shaver point.

LEASEHOLD DETAILS

There is a 999 Year lease dated from 1988 and also a 20% share of the freehold.

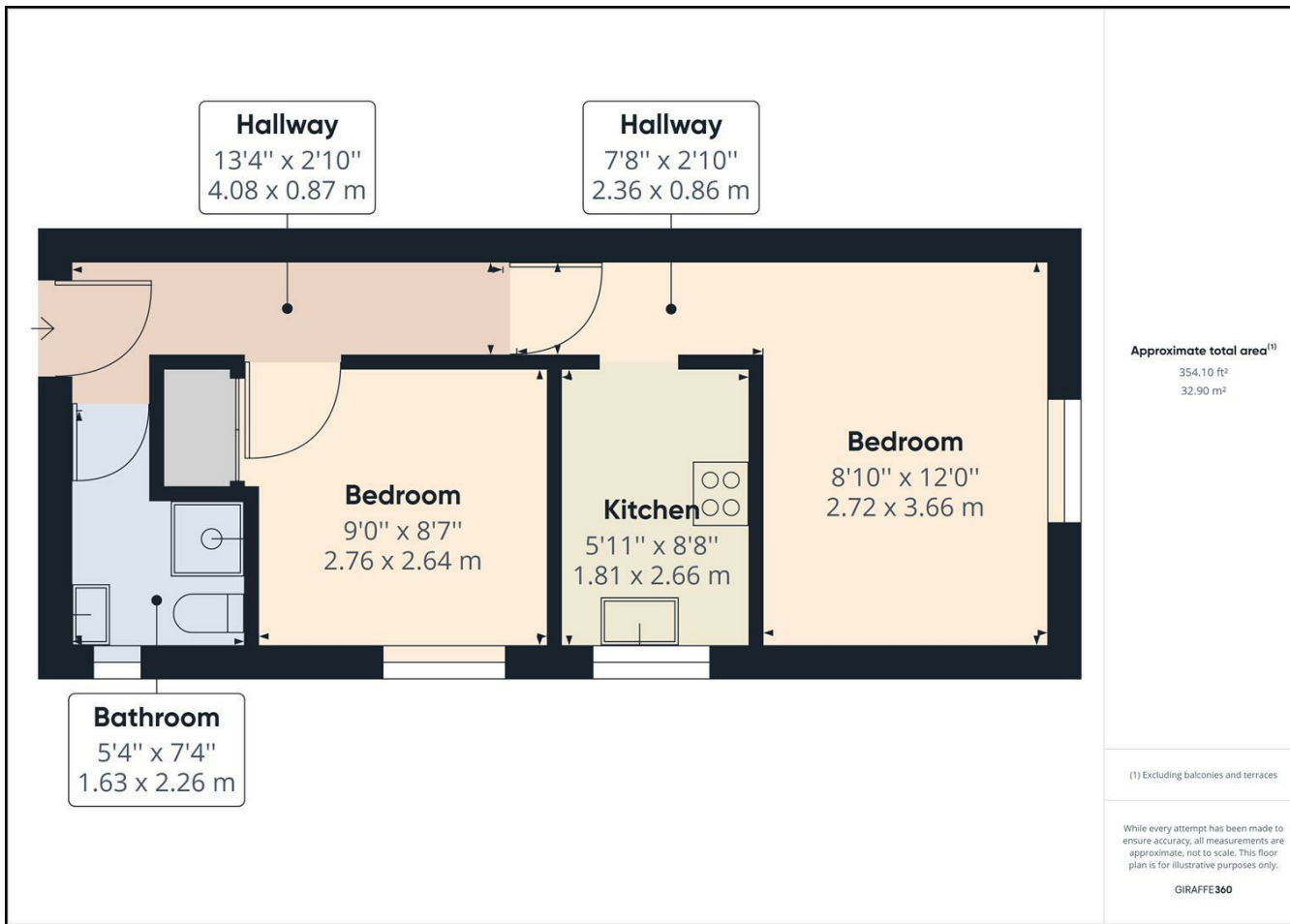
Annual costs for 2023 £350

Ground rent £1

NO UPWARD CHAIN



31 CABBELL ROAD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	