



## HOMECOLNE HOUSE

LOUDEN ROAD, CROMER, NR27 9EF

£95,000  
LEASEHOLD

This second floor one bedroom apartment lies in the popular seaside town of Cromer. The town centre with all its amenities along with the beach and pier are all within walking distance. The apartment is a over 60s complex with 24 hour emergency call system, communal gardens and lounge along with laundry room.

  
**HENLEYS**  
Residential Sales & Lettings

# HOMECOLNE HOUSE

## HALLWAY

Doors to the lounge, bedroom, shower room and cloak cupboard. Intercom entry phone and emergency call out control box.

## LOUNGE/DINER

Double glazed window to the rear aspect overlooking the communal rear gardens. Full carpeted lounge with wall mounted lights. Electric fire with ornate fireplace, TV point. There is a full length double glazed window. An archway leads to the kitchen area. Emergency pull cord and wall mounted night storage heater

## KITCHENETTE

Fitted kitchen with a range of wall and base units and tiled walls. There is a stainless steel sink drainer, cooker and a space for a fridge freezer. The flooring is tiled effect lino. Extractor fan.

## BEDROOM

Wall mounted light, fitted wardrobes and double glazed window to the rear. Wall mounted night storage heater.

## SHOWER ROOM

The bathroom consists of large fitted walk in shower, WC and wash hand basin. The bathroom is partly tiled with extractor fan and wall mounted fan heater and towel rail heater.

## COMMUNAL LOUNGE

On the ground floor is a residents lounge for the use of all residents. A lift rises to all floors. Outside there are communal gardens and a parking area.

## AGENTS NOTE

We have been advised that there is a day manager and pets are permitted with prior consent.

## LEASE AND ANNUAL CHARGES

Lease has 89 years remaining

Annual charges and ground rent £2511.28 and £439.30

## LEASE

Henleys hold a copy of the lease

## UTILITIES

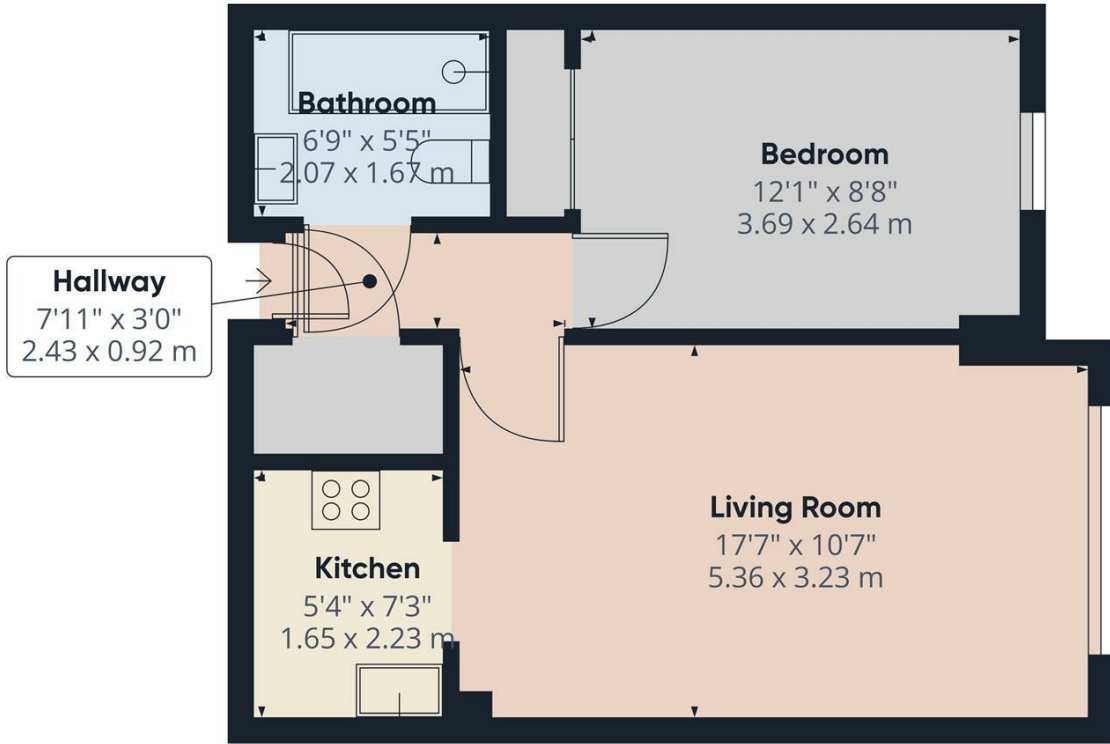
Mains water

Electric heating



# 44 HOMECOLNE HOUSE





Approximate total area<sup>0</sup>  
 427.76 ft<sup>2</sup>  
 39.74 m<sup>2</sup>

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>                                   |  | 71                      | 76        |
| (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 |           |