



## CROMER ROAD , SHERINGHAM, NR26 8RP

£110,000  
LEASEHOLD

Located very close to the town centre, this lovely one bed apartment would make a lovely first or second home or a great rental investment. With no upward chain you could move straight in!

  
**HENLEYS**  
Residential Sales & Lettings

# CROMER ROAD

- Ground Floor Maisonette • One Bedroom • Close to the town Centre • Potential Investment • No upward chain



## OVERVIEW

Highwayman Court has a very interesting history. Once a hotel then, then a nightclub, the building was then converted into self-contained apartments in the 1990's. The property is located just a stones throw from the main town centre and comes with allocated parking. The current owner rents the property giving a good return on investment.

## FIRST IMPRESSIONS

The property is accessed via a communal yard and steps lead to the main entrance door.

## OPEN PLAN KITCHEN/OUNGE

The open plan kitchen/lounge has double glazed windows to the front aspect. The kitchen area has a range of base and wall mounted units with wood effect worktops over. Integral appliances include a four ring halogen hob with extractor unit over, dishwasher, built-in electric oven/grill and microwave oven, built-in fridge and separate freezer. Inset sink and draining board. Phone and TV points. Wall mounted electric heater.

Doors lead to the bedroom, bathroom

## BEDROOM

Double glazed window to the rear aspect with a built-in wardrobe, carpeted flooring and a wall mounted electric heater. Inset ceiling downlights and carpeted flooring.

## SHOWER ROOM

Three piece suite includes a quadrant shower cubicle, vanity wash hand basin and dual-flush low-level WC with enclosed cistern. Electric chrome towel rail and a built-in storage cupboard. Inset ceiling downlighting and extractor fan. Wood effect vinyl flooring.

## PARKING

Communal parking is located behind the complex and accessed via Sadlers Lane.

## LEASE AND CHARGES

Lease: 99 years from 2002

Annual charges £950pa

Ground rent £250

## EPC RATING

Current E52

Potential C70

## AGENTS NOTE

No holiday lets allowed.

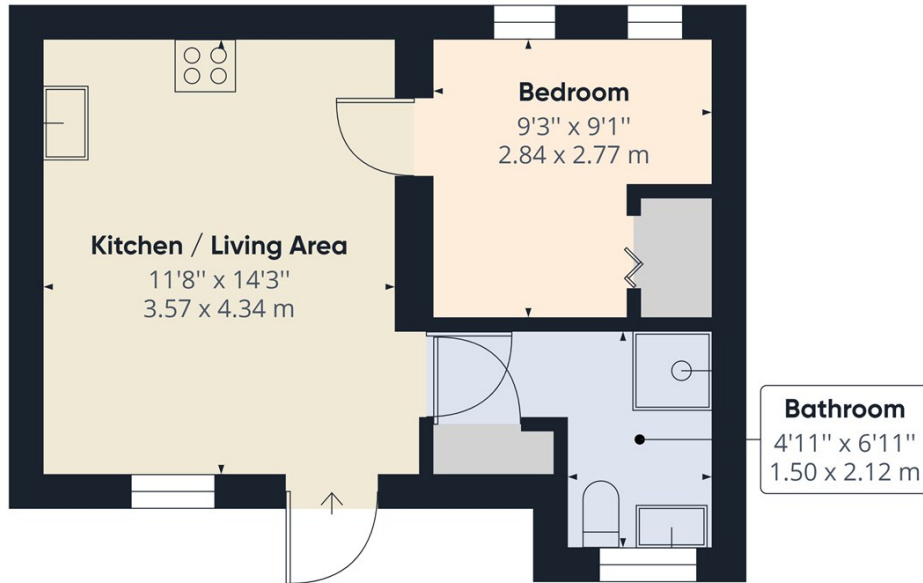
Long term letting and pets allowed.

A gas supply is located at the property. The property is currently heated by electric heaters.

## CROMER ROAD







**Approximate total area<sup>(1)</sup>**

311.06 ft<sup>2</sup>  
28.90 m<sup>2</sup>

(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

