



ST. MARYS ROAD , CROMER, NR27 9DJ

£170,000
LEASEHOLD

This lovely 2 bed ground floor apartment is ideally located for the town centre just a few minutes walk away. It has a small private garden and allocated covered parking area. The apartment is being sold with no upward chain.

**HENLEYS**
Residential Sales & Lettings

ST. MARYS ROAD

- NO UPWARD CHAIN • 2
- BEDROOMS • GROUND
- FLOOR • PARKING • COMMUNAL
- GARDEN • VERY CLOSE TO THE TOWN CENTRE

OVERVIEW

A delightful and private 2 bed ground floor apartment with its own private garden and parking, just a short walk to the town centre. No upward chain!

COMMUNAL ENTRANCE

Intercom entry system.

ENTRANCE AND HALLWAY

The main entrance door opens into a hallway. From the hall, doors open to the lounge, kitchen, the two bedrooms and the bathroom. Built-in storage cupboard, radiator and carpeted flooring.

LOUNGE

The lounge has double glazed windows and doors which open to the small garden area. Feature faux fireplace with mantelpiece surround, carpeted flooring, radiator and TV point.

KITCHEN

Double glazed window. A range of base and wall mounted units with worktops over and inset sink and draining board. Integral appliances include a four ring gas hob with filter extractor unit over and an electric oven and grill. Under counter spaces for a washing machine and a fridge. Solid tiled flooring and radiator. Wall mounted gas boiler.

BEDROOMS

There are two double bedrooms, one of which has built-in wardrobes. Both have carpeted flooring and radiators.

BATHROOM

The bathroom has a bath with a shower over, a WC, wash hand basin and separate shower cubicle. Tiled flooring and electric shaver point.

GARDEN

Accessed from the lounge is a communal garden and patio area.

PARKING

Allocated, covered parking for one vehicle.

LEASE

125 years from 1990

ANNUAL CHARGES

TBC

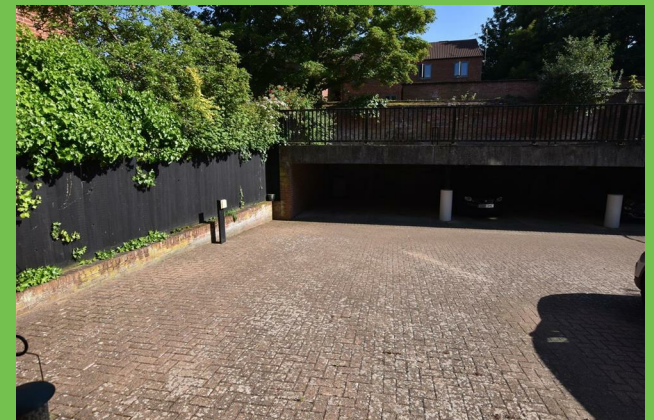
GROUND RENT: £100 P.A.

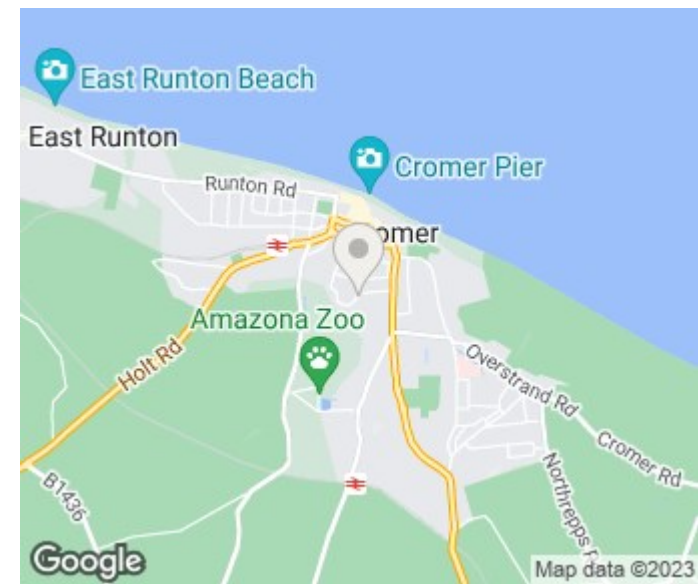
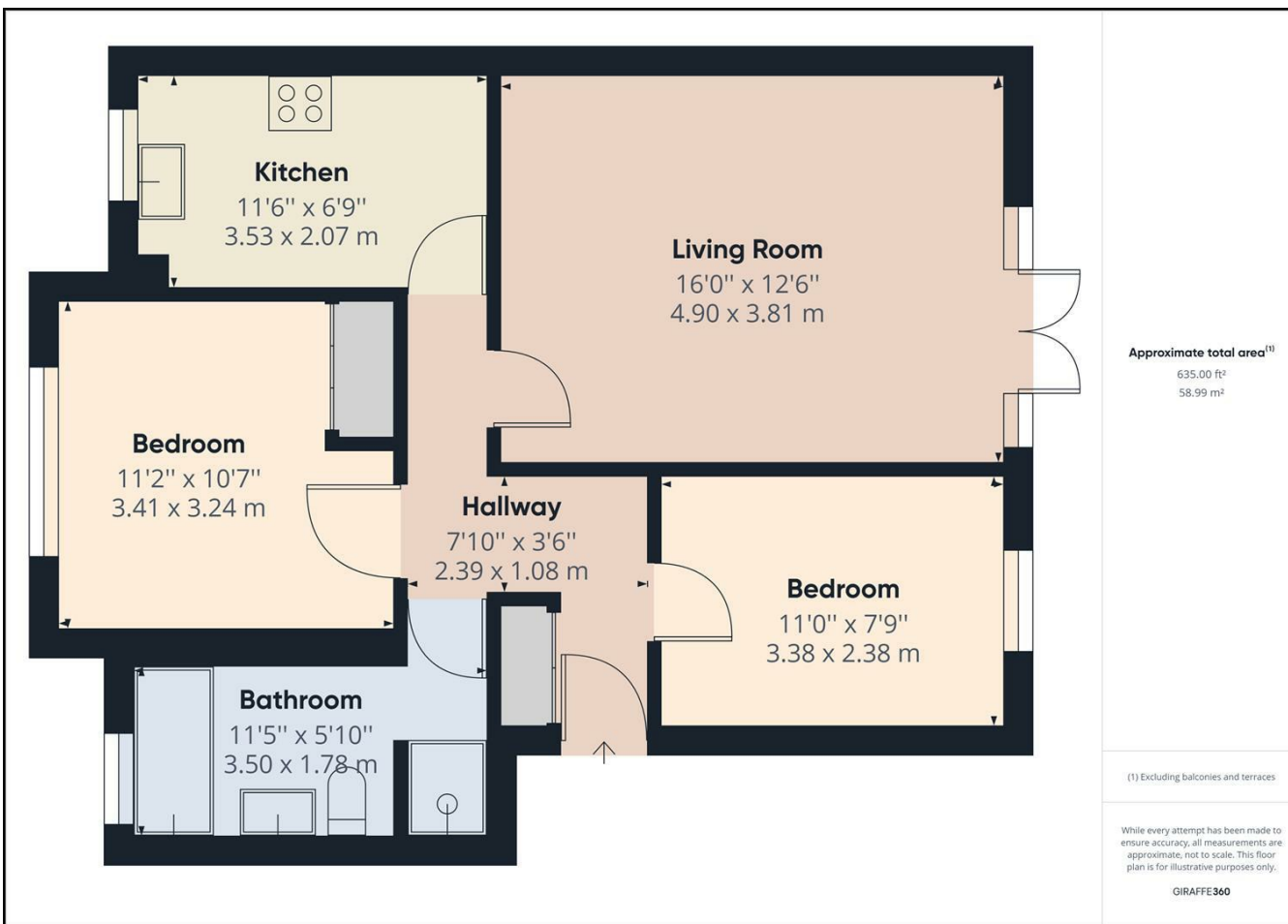
AGENTS NOTES

The property is subject to grant of probate which has been applied for.



1 CRAIGSIDE ST. MARYS 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		



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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