



## NORWICH ROAD , CROMER, NR27 0AZ

£150,000  
LEASEHOLD - SHARE OF FREEHOLD

Situated in the heart of Cromer is this one bedroom apartment. Situated on the first floor of this charming building the property also benefits high ceilings and large windows throwing in lots of natural light. This lovely apartment benefits from a lovely communal roof terrace ideal for long summer evenings. The property is a stone's throw from the beach, North Lodge Park and shops. Internal viewing is highly recommended.

  
Residential Sales & Lettings

# NORWICH ROAD

- Characterful property Close to the Sea Front
- One Bedroom Apartment
- Allocated parking space
- Communal roof terrace with Views Over Cromer
- Potential Investment Opportunity
- Share of Freehold
- Long Lease
- Early Viewing Essential
- Vacant possession



## 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 Norwich 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 galleries', craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also a local hospital, surgery and Schools.

## Overview

Located in the heart of Cromer is this one bedroom apartment. Situated on the first floor of this charming building the property has high ceilings and large windows throwing in lots of natural light. This lovely apartment also benefits from a communal roof terrace ideal for long summer evenings. The property is a stone's throw from the beach, North Lodge Park and shops. Internal viewing is highly recommended.

## Entrance Hall

Door to the front, security intercom, part wood effect and carpeted flooring, wall mounted radiator, large cupboard, doors leading to reception room, kitchen and bedroom.

## Lounge - Diner

Large double glazed bay windows to the side, fireplace with surround, carpeted flooring and wall mounted radiator.

## Kitchen

Double glazed windows to the side, a range of wall and base units with work surface over, stainless steel sink and drainer unit, part tiled walls, space and plumbing for a washing machine, space for fridge freezer and gas cooker included.

## Bedroom

Double bedroom with double glazed window to the side, carpeted flooring and wall mounted radiator.

## Bathroom

WC, wash hand basin with splashback tiles, bath with electric shower and glass screen. Part tiled, radiator, wall mounted vanity unit, wall mounted heater and extractor fan.

## Communal roof terrace

Communal roof terrace with stunning views over Cromer. Ideal for relaxing on sunny days and long summer evenings.

## Services

The property is attached to mains drainage, water, gas and electric.

## Lease details

Share of Freehold

999 Year lease

No Ground Rent

Service Charge £960 per annum

Holiday Lets are not Permitted

Long Term Lets are Permitted

Pets are permitted with prior consent from the all the freeholders

**Council Tax**

The property is a Band A

**FLAT 2, 7 NORWICH ROAD**



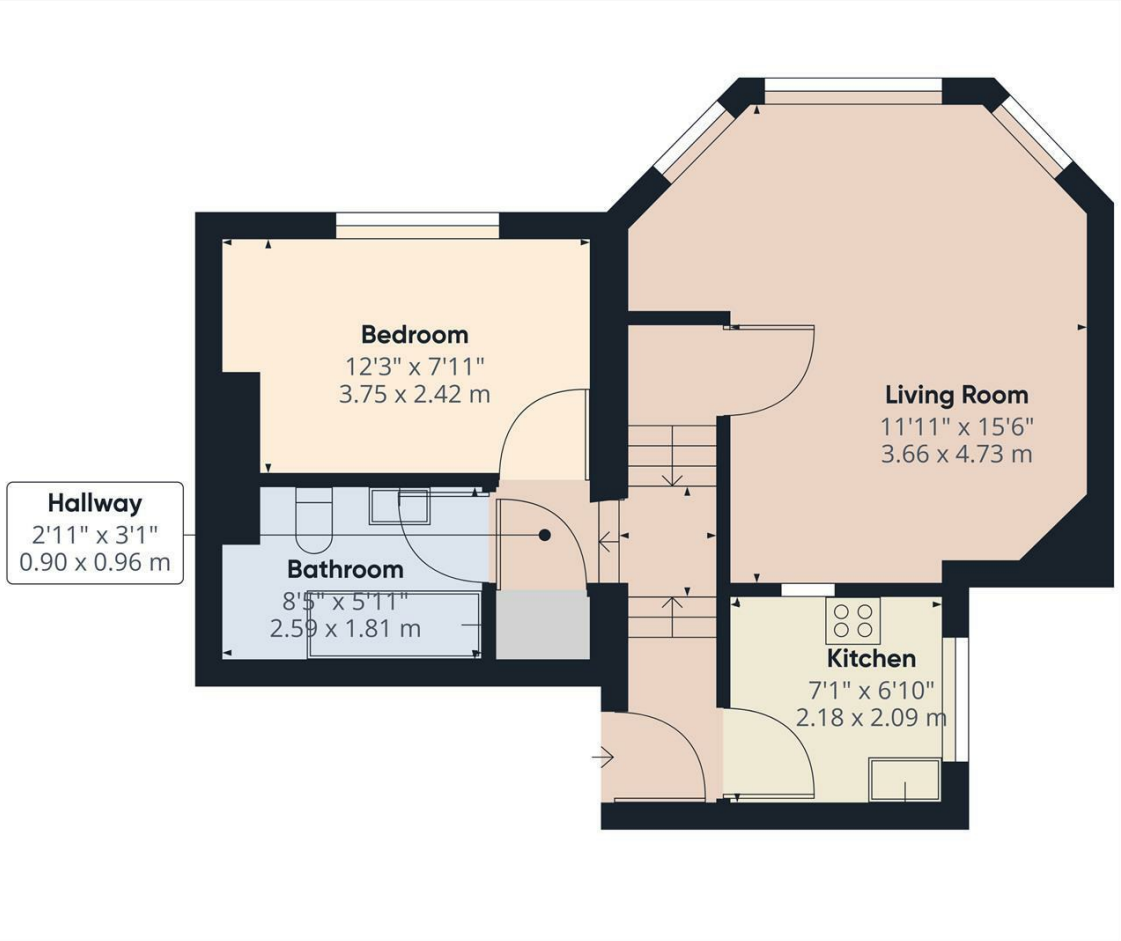
A photograph of a bedroom interior. It features a bed with white bedding, a wooden chest of drawers, and a window with dark blue curtains. A wardrobe is visible on the right side.



A photograph of a rooftop terrace area. The ground is paved and appears wet. There is a low concrete wall and a metal railing. In the background, there are trees and other buildings under a cloudy sky.



A photograph of a rear garden. It shows a paved path leading to a lawn area. There is a white brick wall, a wooden fence, and several potted plants along the path.



Approximate total area<sup>sq</sup>  
 466.29 ft<sup>2</sup>  
 43.32 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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