



17 Homecolne House, Louden Road, Cromer, NR27 9EF

Guide Price £145,000

- Ground floor apartment
- Two Bedrooms
- Spacious lounge
- EPC Rating: TBC

This Ground 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 walking distance. The apartment is a over 60s complex with 24 hour emergency call system, communal gardens and lounge along with laundry room.



Property Description

OVERVIEW

Holme Colne House is a purpose built warden controlled complex of apartments for the over 60's in the centre of Cromer. Situated just a short walk from the town centre, it has lovely communal gardens and parking on a first come-first served basis. This particular apartment has 2 bedrooms on the second floor. There is no upward chain. Agents note This apartment is leasehold with 91 years left on the lease and service charges of £4164 and ground rent £548 per annum.

HALLWAY

From the communal hallway a door enters in to the property into a hall. Doors lead off the hall to the lounge/diner, the two bedrooms, an airing cupboard, separate storage cupboard and the bathroom. Wall mounted electric night storage heater.

LOUNGE/DINER

The lounge diner is double glazed to the rear aspect. Wall mounted night storage heater. TV and phone points. An archway leads to the kitchen. Security pull cord.

KITCHEN

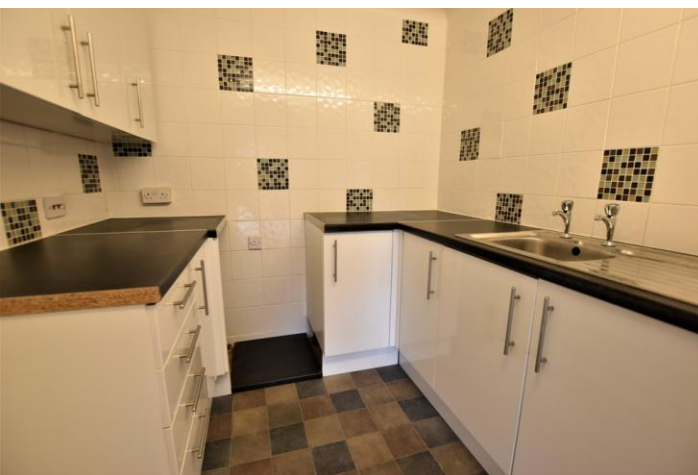
The kitchen has a range of base and wall units with worktops over. Inset stainless steel sink and drainer. Space for an electric cooker and upright fridge freezer. Space and plumbing for washing machine

BEDROOM

Double glazed to the rear and side aspects. Wall mounted electric heater and built in wardrobes with double doors.

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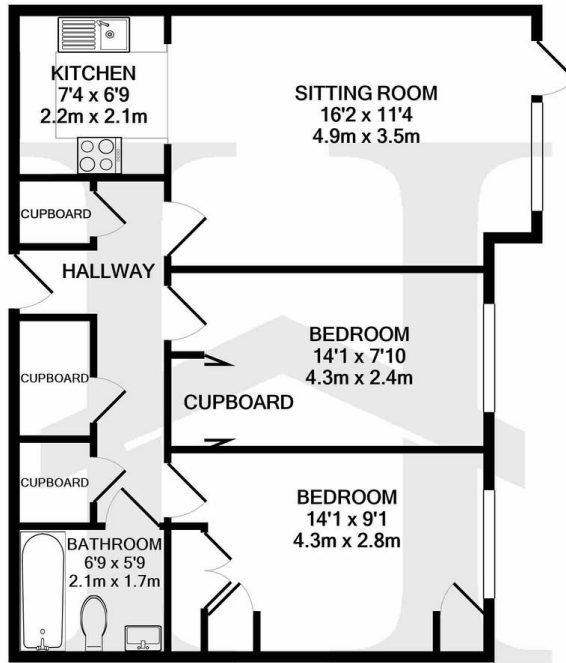
BATHROOM

The shower room has a bath with shower over, a low level WC and a wash hand basin. Wall mounted towel rail heater and an extractor fan.

AIRING CUPBOARD

Hot water tank including an immersion heater. Shelving.





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TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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