



### 3 homecolne house , Louden Road, Cromer, NR27 9EF

**£115,000**

- Two bedroom Ground floor flat
- Chain free
- Close to town centre and beach
- EPC Rating: TBC

This Ground floor two 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

This two bedroom ground floor apartment is set in "Holme Colne House" a over 60s complex set in the heart of Cromer with all the amenities you would expect from a town along with beautiful beaches and coastline. The apartment benefits from communal gardens, laundry, lounges along with 24 hour emergency system. The apartment consists of a good size lounge diner along with fitted kitchen, there are two double bedrooms and shower room. There is storage in the hall and a fitted wardrobes in the bedrooms. There is patio door from the lounge allowing for seating outside on a sunny day.

### ENTRANCE HALL

Door to the front, carpets, built in cupboards, security and entry phone system, radiator, ceiling light and CO2 detector.

### LOUNGE DINER

Carpet, double glazed window and double glazed door to private patio area ideal for enjoying sunny days, wall lights, wall mounted electric heater and feature electric fireplace.

### KITCHEN DINER

Archway from lounge leading into kitchen, wall and base units stainless steel sink drainer, space for electric oven, fridge freezer, extractor fan, part tiled, spot lights and wood effect flooring.

### BEDROOM

Double glazed window to the front, carpets, wall lights, built in wardrobe and wall mounted electric heater.

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### SHOWER ROOM

Low level WC, wash hand basin with built in cupboard, shower cubicle with electric shower, wall mounted electric heater and



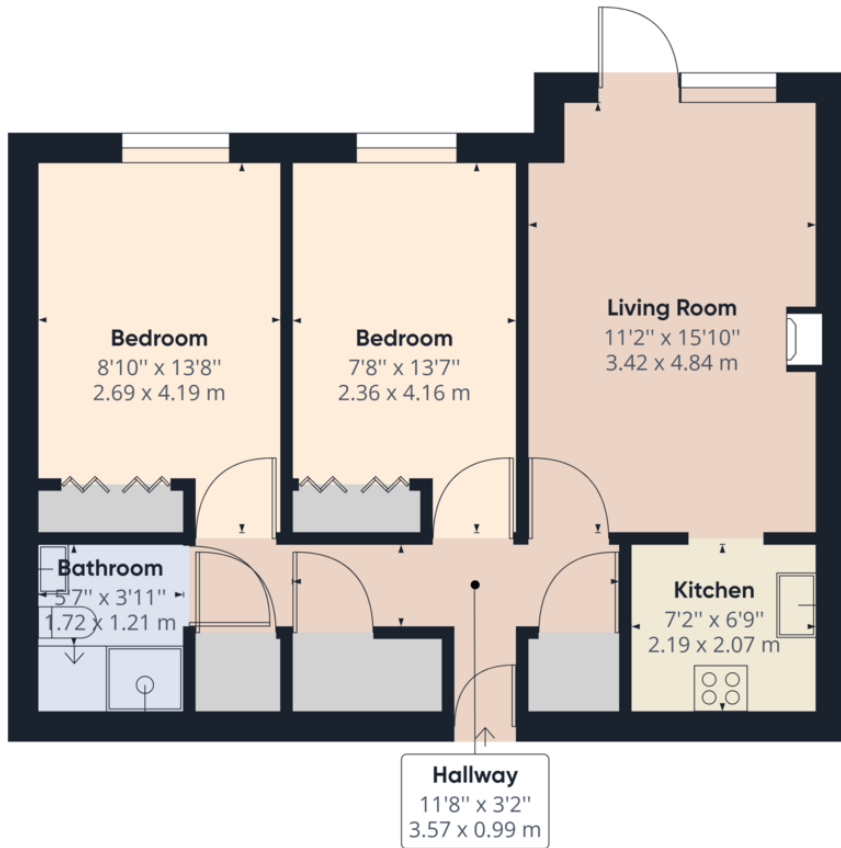


heated towel rail, fitted carpets and wall mounted light.

#### LEASE DETAILS

The property is Leasehold with originally 125 years commencing on 28th August 1987. The ground rent is £549.12 and service charge is £4193.18 including building insurance.





Approximate total area<sup>(1)</sup>  
 595.41 ft<sup>2</sup>  
 55.32 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.

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