



INTRODUCING

The Colman

Cromer, Norfolk

SOWERBYS

Land & New Homes Specialists

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The Colman

Apt. 6, Collison Place, Loudon Road, Cromer
NR27 9EF



A Luxury 2 Bedroom Apartment
Lovingly Created by Ilex Homes

Elegantly Renovated Victorian
Double-Fronted Building

Heritage Features Combine with
Luxurious High Specification Finishes

Excellent Holiday Let Potential

South Facing, Illuminated in Natural Light

Two Luxurious Bedrooms with En-Suites

Sociable Open Plan Living Spaces

Large, Period Sash Windows

Allocated Parking Space

Stroll to Cromer's Glorious Blue
Flag Pier and Coastal Walks



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“Oh to be besides the sea...”

The pier juts out from the shore, the colourful frontage of seaside homes lines cliffside streets and the distant waft of fish and chips sends your senses tingling. This is the essence of Great British seaside nostalgia.

Never has a setting been more iconic in English society; we really do love to be beside the sea.

The British seaside past time has been enjoyed for generations - it is Cromer's iconic heritage architecture which has been here to see it all.

Locally known as 'The Cottage', Collison Place was originally built as a community hospital in 1888, thanks to the work of the founding committee and the generosity of Mr G W Collison.

The building and apartments have been named in homage to Mr Collison and six of the committee members and their legacy and throughout Collison Place you will discover fond nods to this important past-life have been preserved.



Tradition and Vogue

Life at Collison Place offers an elegant blend of tradition and vogue.

Wake up to a home flooded with morning sunshine through the sash windows of this elegant double fronted Victorian Cromer apartment.

Grab your morning coffee to takeaway and stroll upon the cliffs, promenade and along the pier.

But once you step through the front door, a grand entrance hall welcomes you; Victorian tiles tease the way to a cut-string staircase, sweeping beneath an 18-arm brass chandelier.

“Cromer’s visiting notables include a 10-year-old Winston Churchill in 1885.”



Whether it is breakfast views from the first floor of The Colman, or afternoon tea, the apartment always feels illuminated thanks to its south facing position.

You can easily imagine the sound of laughter and chatter filling the high ceilings as friends and guests catch up over a glass of something delicious or relax in the open-plan living space.

A timeless shaker-style kitchen with full suite of integrated appliances and breakfast bar is the perfect place from which food can be served and shared or use the dedicated dining area for more formal occasions.

When days spent on the North Norfolk coast are over, two sumptuous en-suite bedrooms tease a tranquil space to escape and unwind.

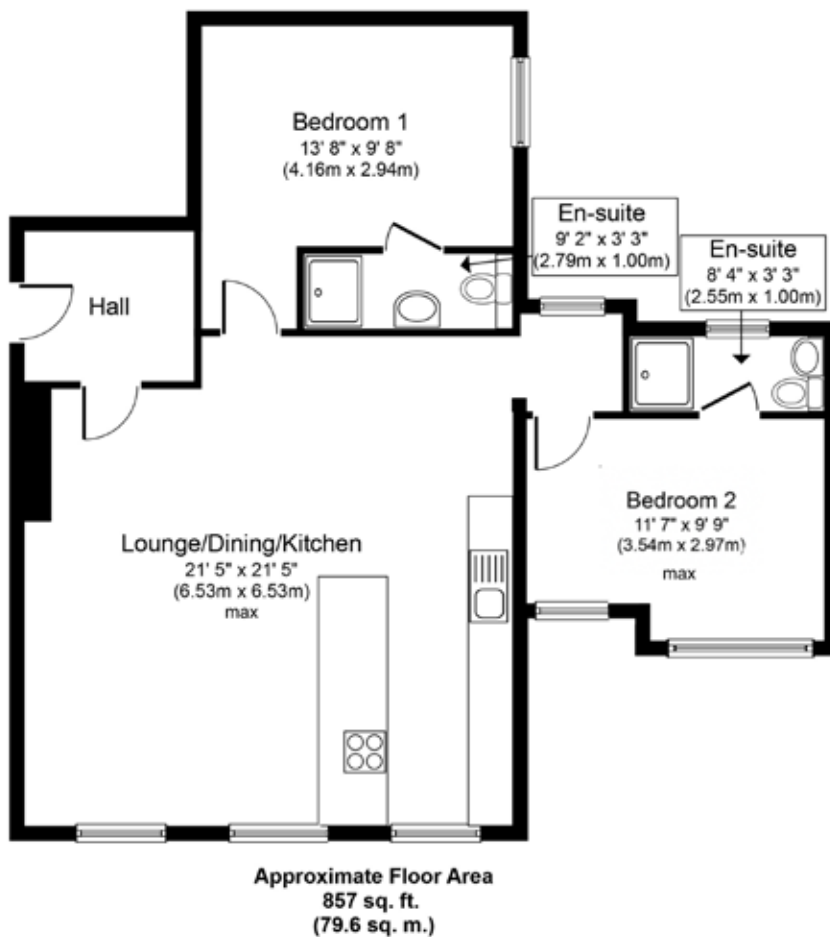
‘Mention Cromer and someone within earshot will think “crabs”. Cromer crabs, a happy bit of alliteration which sticks in the mind and conjures visions of wide beaches, seaside fun and wholesome seaside fare, with or without mayonnaise.’

- THE GUARDIAN









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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Collison Place

IN CROMER
IS THE PLACE TO CALL HOME



Cromer has an exciting vibe and fantastic amenities. Perhaps start the day with a morning coffee at Rocket Café, overlooking the sea, or catch up with friends at New Fig and Olive Deli.

From perusing local independent shops to dining in some of Norfolk's favourite eateries, Cromer delivers a lifestyle to be envied.

At the end of the spectacular Victorian pier, sits a 500-seat pavilion theatre, hosting a wide variety of shows, from March to the end of December.

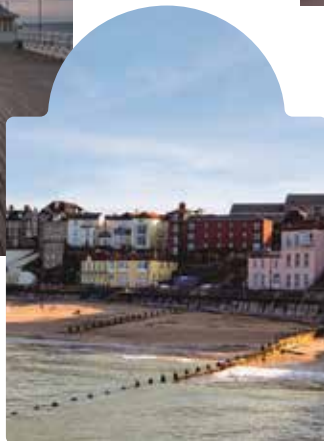
The pride of those who call this town home is the modern Lifeboat, watching over all who live and visit the coast it launches heroically from the end of the pier slipway.

Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum.

And when the sun sets on the horizon, there's nowhere better to be than Gangway wine bar or the acclaimed No1, run by Michelin-starred chef Galton Blackiston.

The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctor's surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

The Coleman benefits from the addition of a parking space.





SERVICES CONNECTED

Mains water, electricity, drainage and electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0781-3856-1497-2329-8111

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Please note the property is leasehold with approximately 250 years remaining.

AGENT'S NOTE

There is a 10 year structural warranty.

Both long term and short term holiday lets are permitted and projected annual income for both options are available on request.

Ground rent and service charges to be confirmed. Please contact the branch for further details.

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