



**Flint Apartment Cliff House, 23 Overstrand Road, Cromer, NR27 0AL**

**Price Guide £286,000**

- First floor apartment
- Two bedrooms
- Allocated parking
- Close to town
- Stones throw from the beach
- Leasehold with share of Freehold
- Well presented
- No onward chain



# 23 Overstrand Road, Cromer NR27 0AL

A beautiful building which has been converted into apartments and is just a stones throw from the beach and town centre of Cromer. This first Floor apartment is in a sought after location and property benefits from a share of the Freehold, communal gardens, and an allocated parking space.  
A spacious apartment offering two double bedrooms, bathroom and Ensuite shower room along with a family size kitchen/dining room and lounge.



Council Tax Band: C



## COMMUNAL ENTRANCE

Communal entrance with stairs to first floor and private door to the apartment.

## HALLWAY

Doors to all rooms, large storage cupboard, ceiling light points, radiator, carpet,

## LOUNGE

Beautiful bay sash window to the front, carpet, two radiators, TV point, feature fireplace with cast iron inset. Ceiling light. Door to hallway and bedroom.

## KITCHEN/DINING ROOM

A light and airy room with space for dining table and chairs, carpet, radiator. Feature fireplace with ornate black cast iron inset. Two sash windows to the rear, part tiled walls. There is a range of light wood base, drawer and wall units with work surface over. Range cooker with extractor hood above. Separate kitchen Island with stainless steel sink unit and mixer tap over. Provision for washing machine and dish washer. Inset spot lighting, ceiling light. Wall mounted gas central heating boiler.



## BATHROOM

Integral bathroom with panelled bath, WC, wash hand basin, extensively tiled walls, carpet, ceiling light. Wall mounted heated towel rail.

## BEDROOM ONE

Sash style window to the rear, carpet, radiator, two ceiling lights, large walk in wardrobe

## ENSUITE SHOWER ROOM

Corner shower cubicle with sliding doors, WC, pedestal wash hand basin, carpet, half tiled walls, radiator, ceiling light..



## BEDROOM TWO

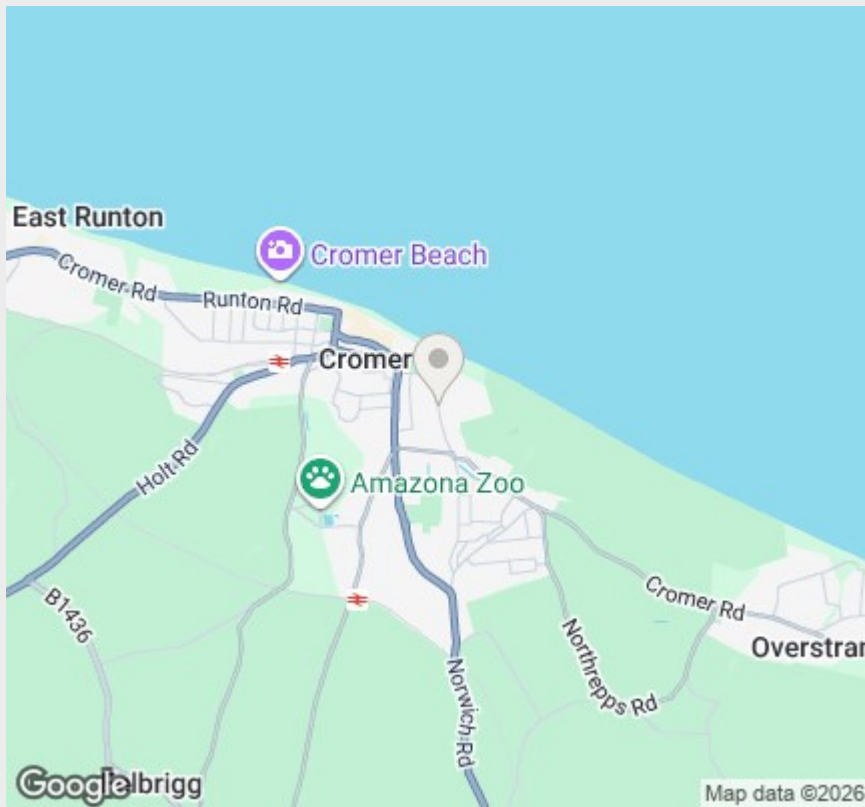
Two sash windows to the rear, carpet, radiator, ceiling light.

## OUTSIDE

The property is approached by a walled access leading to the allocated parking and visitors parking. There is a large communal garden which is mainly laid to lawn with mature shrubs and trees.

## AGENTS NOTE

This is a Leasehold property with 996 years remaining, it has a service charge of £ TBC and a maintenance charge of £.TBC  
All mains services are connected and has a council band tax C.



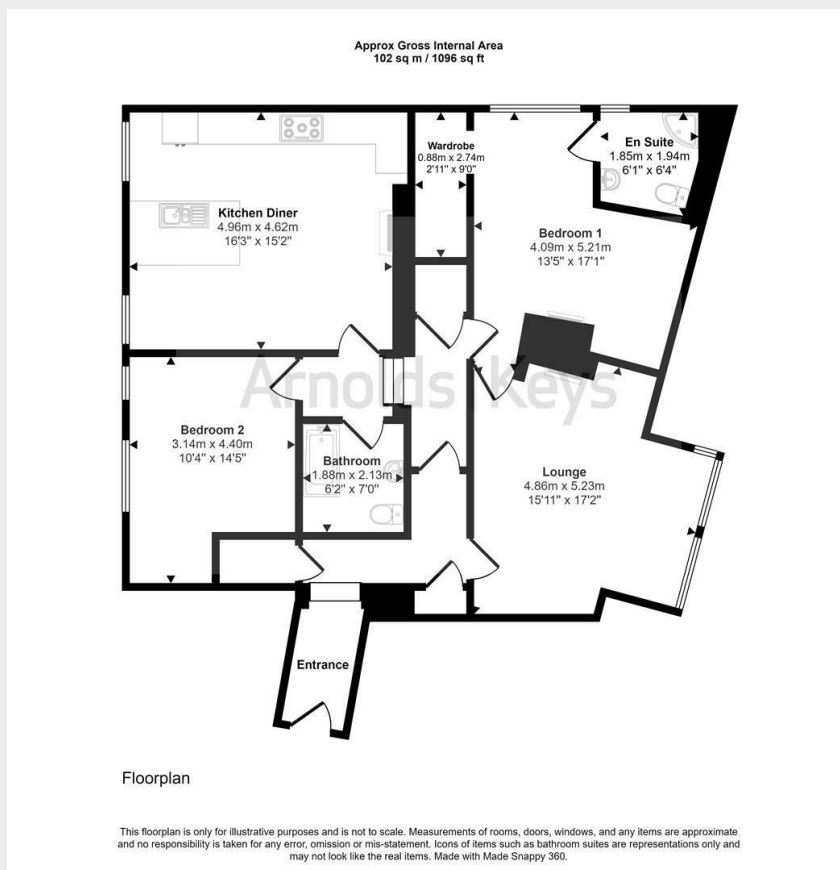
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### 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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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