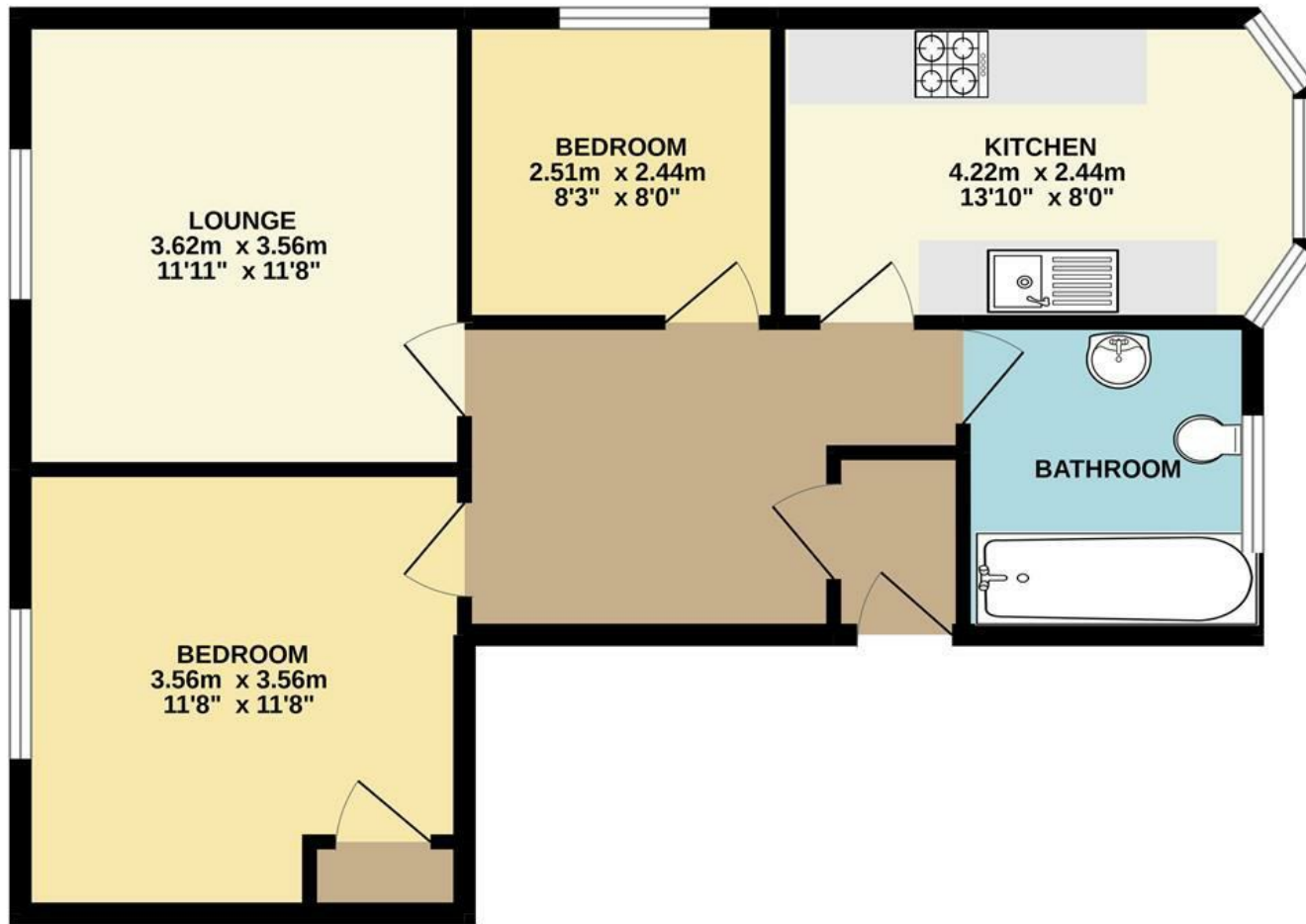


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prince Of Wales Road | Cromer | NR27
Guide Price £160,000



abbotFox presents this second floor apartment. Ideally situated within easy reach of Cromer town centre and the seafront, this is an ideal opportunity for any first time buyer, or for those looking for a coastal retreat.

Having been thoughtfully improved by the current owner, this home offers a light and stylish finish throughout, with an inviting entrance hall, lounge, re-fitted modern kitchen, two bedrooms and a family bathroom. Offered to the market with no onward chain, an internal viewing comes highly recommended.

Guide Price £160,000-£170,000

