



## 6 Cliff Avenue, Cromer, NR27 0AN Offers in excess of £135,000

### NO ONWARD CHAIN

In the charming coastal town of Cromer, this delightful first-floor apartment on Cliff Avenue offers a perfect blend of modern living and character. Built in 2008, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a holiday retreat by the sea.

As you enter the apartment, you will be greeted by a warm and inviting reception room that showcases original features, adding a touch of character to the space. The well-appointed bathroom ensures convenience, while the two bedrooms offer ample space for rest and privacy.

Cromer is renowned for its stunning coastline, vibrant community, and array of local amenities, including shops, restaurants, and recreational activities. Living here means you can enjoy the best of coastal living, with the beach just a short stroll away.

In summary, this charming apartment on Cliff Avenue presents a wonderful opportunity to embrace a relaxed lifestyle in a picturesque setting. With its characterful features, convenient location, and no onward chain, this property is not to be missed.



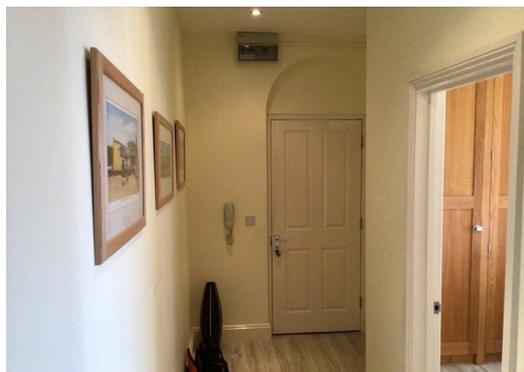
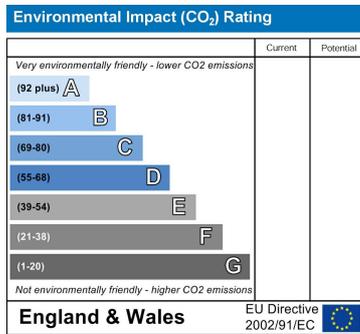
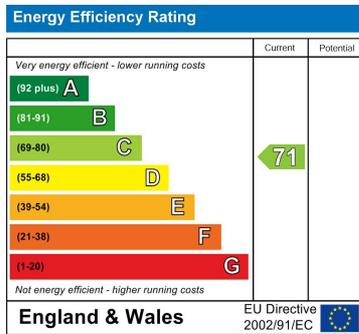
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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**Leasehold Information**

106 years remaining on the lease  
 Ground rent: £250 per annum  
 Maintenance charge: £1620 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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