



9 Angel Court Cromer Road, North Walsham

North Walsham

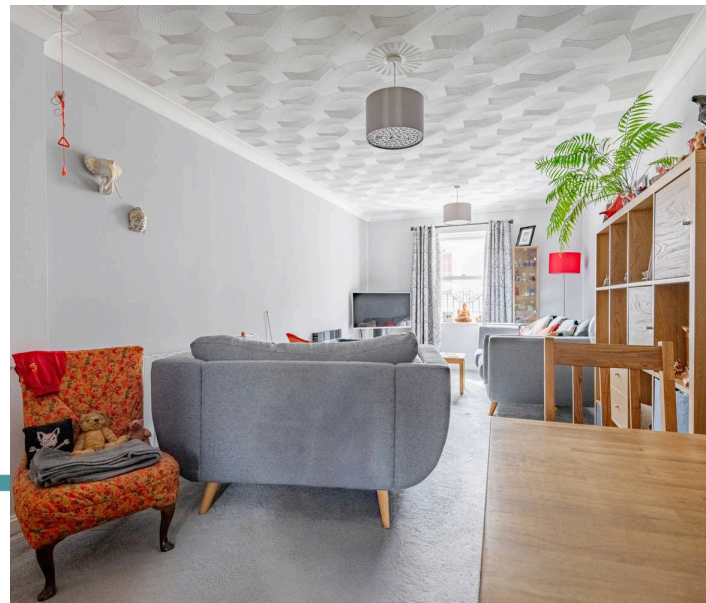


Minors & Brady

9 Angel Court Cromer Road

Designed exclusively for over 55s, this beautifully updated apartment offers comfortable, low-maintenance living in a welcoming and well-managed setting. Positioned in the heart of North Walsham, it provides excellent access to everyday amenities while maintaining a peaceful residential feel. The bright lounge and modern kitchen create an inviting space to relax and enjoy day-to-day living. A spacious double bedroom and contemporary shower room complete the thoughtfully arranged accommodation. Residents also benefit from lift access and a range of communal facilities, enhancing both convenience and community. Finished to a high standard throughout, this is an ideal home for those looking to downsize without compromise.

- Exclusively for over 55s, offering a peaceful and supportive living environment
- Immaculately presented and modernised throughout
- Spacious and light-filled lounge/diner ideal for everyday living
- Contemporary fitted kitchen with ample storage and workspace
- Generous double bedroom with fitted wardrobes
- Stylish and updated shower room with modern finishes
- Secure communal entrance with lift access to the first floor
- Well-maintained development with communal lounge, gardens, and laundry facilities
- Excellent town centre location close to shops, doctors, and transport links
- Low-maintenance lifestyle, ideal for downsizing or relaxed living





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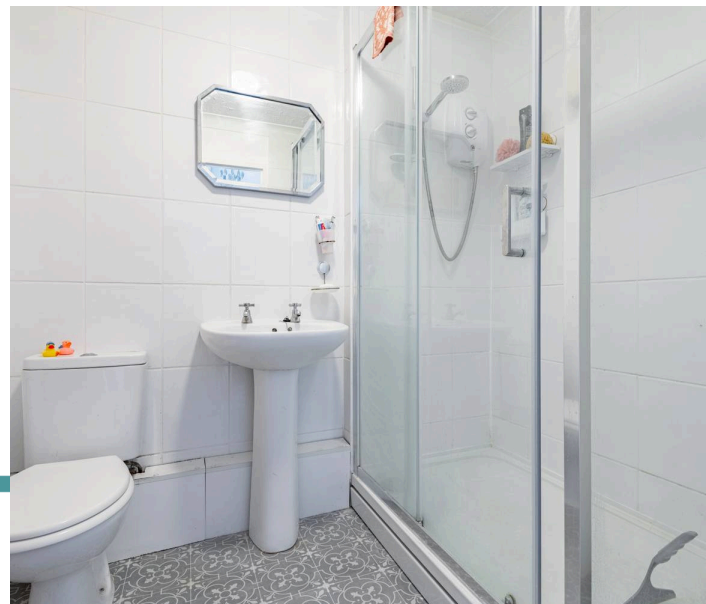
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The Location

Angel Court offers a practical and well-positioned setting on the edge of town, providing a balance between convenience and a quieter residential feel. Made up of a mix of established homes with some mature greenery, it has a familiar, lived-in character while still being within easy reach of everyday amenities. The location suits a range of buyers, particularly families and professionals looking for a straightforward and well-connected place to live without feeling too central.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives Angel Court a quietly desirable feel, making it a popular location within North Norfolk.



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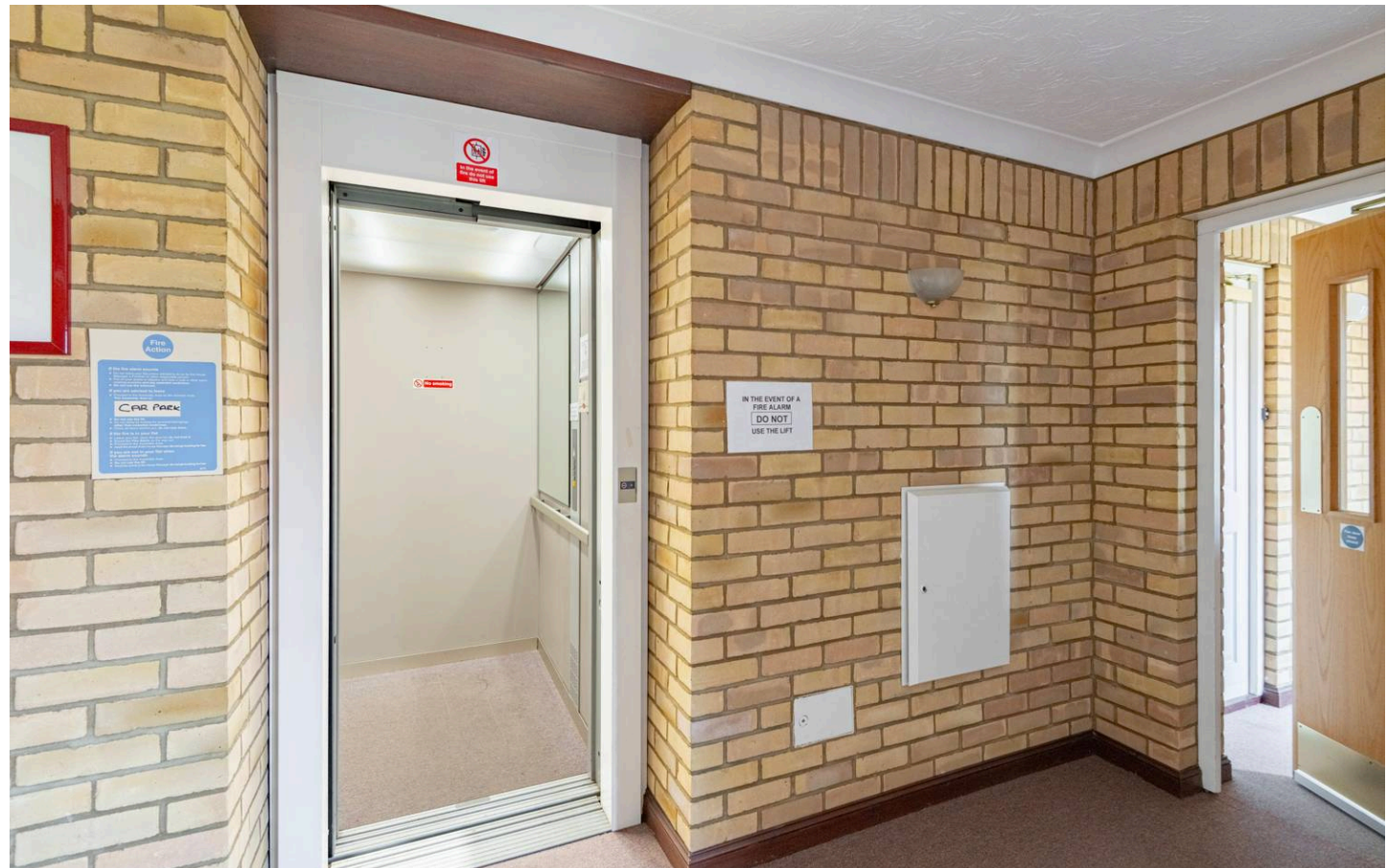
Angel Court, Cromer Road

This immaculately presented one-bedroom apartment is situated within a well-maintained over 55s development in the heart of North Walsham, offering a comfortable and low-maintenance lifestyle within easy reach of the town centre. The setting provides convenient access to local amenities, including shops, healthcare services, and public transport, making it an ideal choice for those looking to downsize.

Accessed via a secure communal entrance with lift access to the first floor, the apartment opens into a welcoming entrance hall, complete with useful storage cupboards to help keep the space organised. The main living area is a bright and spacious lounge/diner, providing a comfortable setting for both relaxing and entertaining, with plenty of natural light adding to the overall sense of space.

The kitchen has been thoughtfully updated, offering a modern range of fitted units with ample work surfaces and space for appliances. Finished with tiled splashbacks and a practical layout, it provides a functional and pleasant environment for everyday cooking.

The bedroom is a well-proportioned double, featuring fitted wardrobes and a pleasant outlook, creating a calm and comfortable retreat. The shower room has also been modernised, offering a clean and contemporary finish with a walk-in shower, wash basin, and WC.



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The apartment has been tastefully renovated in recent years, including a new kitchen, shower room, updated flooring, decoration, and modern digital electric radiators, which can be individually controlled for added comfort and efficiency.

Residents of the development also benefit from a range of communal facilities, including a shared lounge, laundry room, and communal gardens, providing opportunities to socialise or enjoy outdoor space. Overall, this is a well-presented and thoughtfully updated home, ideally suited to those seeking a relaxed and convenient lifestyle.

Agents Note

This property will be sold leasehold, with 91 years remaining.

Ground rent: £122 paid annually.

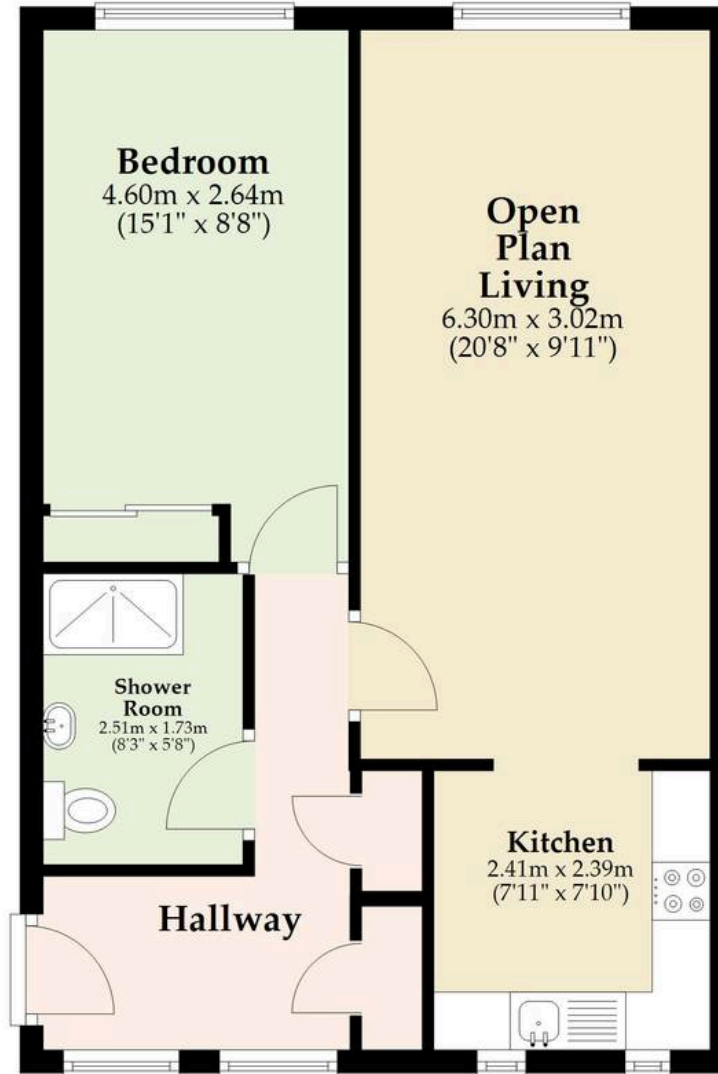
Maintenance charge: £3,400.

Connected to mains water, electricity and drainage.



Apartment

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 50.8 sq. metres (546.6 sq. feet)

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.

Plan produced using PlanUp.

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