



Flat 4, 14 Cabbell Road, Cromer

Minors & Brady



Flat 4

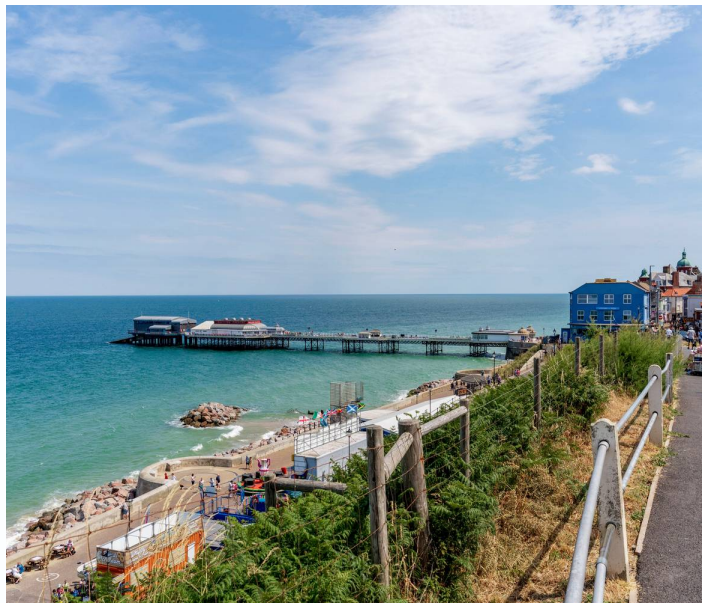
14 Cabbell Road, Cromer

Positioned within an attractive period building just moments from Cromer's renowned seafront, this well-presented second-floor apartment offers an excellent buy-to-let opportunity with current tenants in situ. The property currently achieves £700 PCM (£8,400 per annum), producing an attractive gross yield of approximately 6.2%. Featuring a spacious bay-fronted sitting room with sea glimpses, a generous double bedroom, modern kitchen and allocated parking space, it is well suited to the rental market. Located within easy walking distance of the beach, pier, town centre and railway station, the apartment benefits from strong tenant appeal and excellent convenience. Combining character, location and established rental potential, this represents a compelling addition to any investment portfolio.

- Currently achieving £700 PCM (£8,400 per annum)
- Please note that this property is currently available to investors only and is being offered with tenants in situ
- Spacious second floor apartment within an attractive period building, just moments from Cromer's seafront
- Bright and generous bay fronted sitting room enjoying delightful sea glimpses and excellent natural light
- Well proportioned double bedroom offering comfortable accommodation with a light and airy feel
- Modern fitted kitchen with ample cupboard space, and room for a range of appliances
- Secure communal entrance with intercom entry system, creating a welcoming and well maintained environment
- Ideally positioned within easy walking distance of Cromer town centre, the beach, pier, cafés and local amenities







Flat 4

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The accommodation is entered via a secure communal entrance with an intercom entry system, leading to a welcoming hallway with useful built in storage. The spacious bay fronted sitting room is filled with natural light and enjoys attractive sea glimpses, creating a comfortable living space with plenty of room for both seating and dining furniture. The separate fitted kitchen offers a range of wall and base units, generous worktop space and room for appliances, making it a practical area for day to day living.

The double bedroom is well proportioned and provides ample space for bedroom furniture while maintaining a bright and airy feel.

Completing the accommodation is a modern bathroom fitted with a three piece suite, finished in neutral tones to suit a variety of styles.

The flat also has an allocated parking space.

Agent's Note

This property will be sold leasehold with 60 years remaining on the lease.

Ground rent: £140 paid annually/tbc.

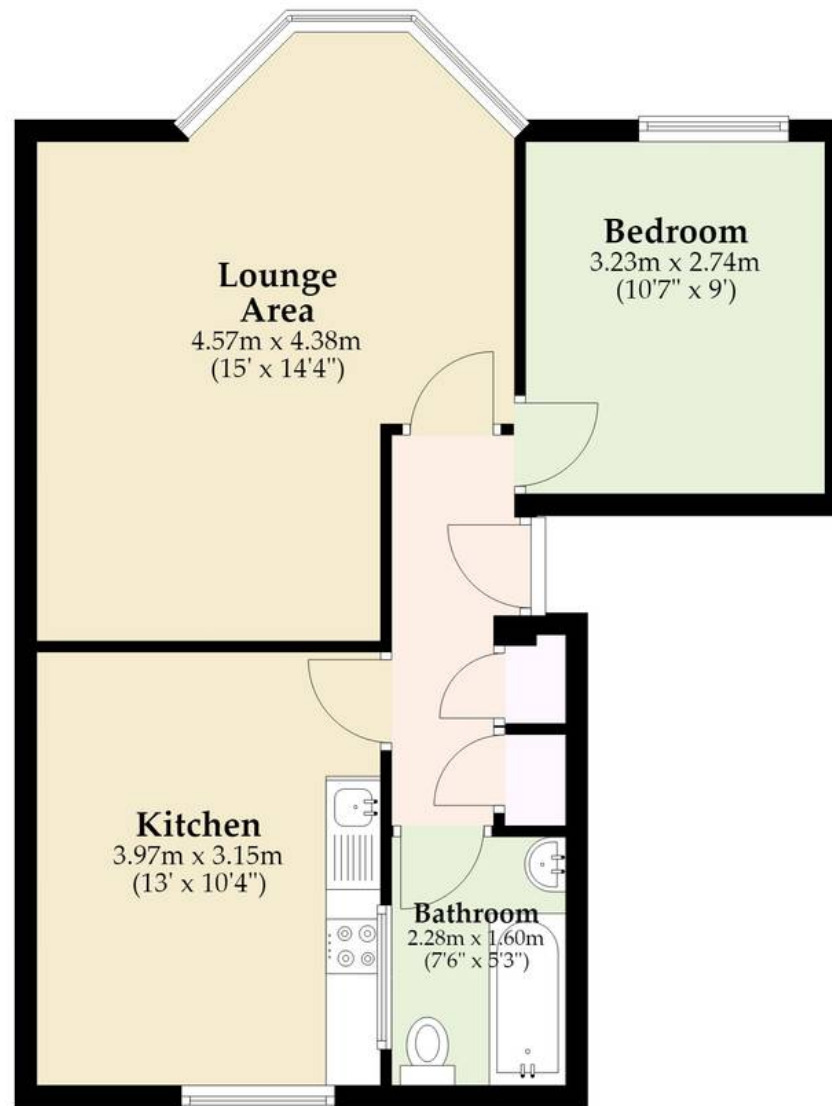
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Please note that this property is currently available to investors only and is being offered with tenants in situ.

M&B

Second Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 49.4 sq. metres (532.1 sq. feet)

M&B

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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