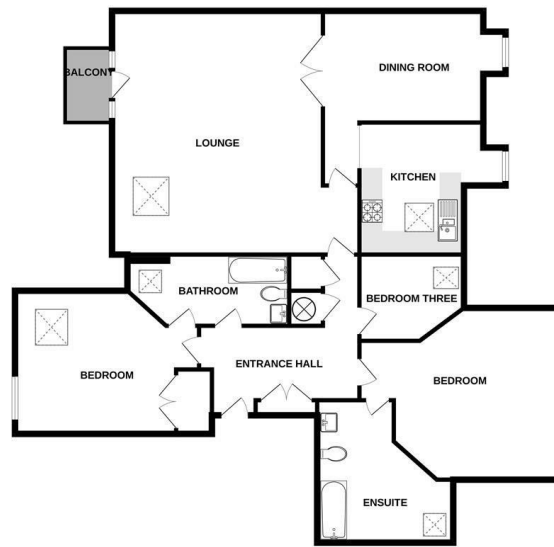


18 Richmond Court Gardens Colne Road | | Cromer

Offers In Excess Of £450,000

****STUNNING PENTHOUSE APARTMENT WITH GLORIOUS VIEWS OVER CROMER TOWARDS THE SEA**** Gilson Bailey are delighted to offer this SIMPLY BEAUTIFUL, THREE BEDROOM, PENTHOUSE APARTMENT situated in a gated development in the centre of Cromer. Accommodation comprising secure communal entrance, private entrance hall, spacious lounge with a balcony, dining room, recently modern fitted kitchen and THREE BEDROOMS with two bedrooms having EN-SUITE BATHROOMS. Outside there are beautifully maintained communal gardens, underground car park with allocated space and storage and excellent complex facilities that include, heated swimming pool with changing rooms, full sized indoor bowling green, gym, table tennis table and a residents lounge. The apartment benefits from double glazing, gas heating and has been renovated to a high standard throughout by the current vendor. The property would suit a wide array of buyers so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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 for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given. Made with Metaplan 12/02/23

Location

Cromer can be found on the North Norfolk coast approximately 23 miles north from the City of Norwich and is famous for its pier, lighthouse, beach and lifeboat station. There are many popular local amenities including shops, leisure facilities, schooling, pubs, cafes, bars and restaurants with ease of access to fabulous coastal walks.

Accommodation Comprises

Communal entrance with secure intercom entry. Stairs and lift to all floors and front door to:

Entrance Hall

Doors to lounge, three bedrooms and bathroom.

Lounge 22'6" x 19'3"

Velux window, two radiators, door to balcony.

Dining Room 14'6" x 10'2"

Feature arched window, radiator.

Kitchen 12'0" x 9'3"

Fitted and wall base units with worktops over, sink and drainer, space for cooker and fridge/freezer, feature arched window, velux window.

Bedroom One 15'10" x 15'7"

Velux window, circle double glazed window, radiator.

En-Suite 13'3" x 12'7"

Panelled bath with shower attachment, low level WC, hand wash basin, radiator, velux window.

Bedroom Two 14'9" x 12'11"

Velux window, circle double glazed window, radiator, built in wardrobe.

En-Suite 14'7" x 6'7"

Panelled bath with shower attachment, low level WC, hand wash basin, radiator, velux window.

Bedroom Three 9'10" x 7'8"

Velux window, radiator.

Outside

Stunning communal grounds, secure underground parking space and storage, residents lounge, heated swimming pool, indoor full length bowls green and gym.

Local Authority


North Norfolk District Council, Tax Band E.

Tenure

Leasehold – Term 125 years from 1 January 1991. Please note service/maintenance charges are £1620 half yearly. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	

Local Authority

North Norfolk District Council, Tax Band E

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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