



THE STORY OF  
**18 Richmond Court Gardens**

*Cromer, Norfolk*

**SOWERBYS**

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THE STORY OF

# 18 Richmond Court Gardens

Cromer, Norfolk  
NR27 9AQ

●  
Luxurious Penthouse Living, Flooded  
with Natural Light from All Angles

Immaculately Presented Throughout

Over 1700 Square Feet

Far-Reaching Coastal and Town Views

Large Sitting Room with Balcony

Highly Sought-After Complex

High-End Facilities Including Pool and Gym

Underground Parking

Easy Access to Links that will Take You to  
London, Cambridge and Norwich

Five Minutes to Beach

●

**SOWERBYS HOLT OFFICE**

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“This stunning penthouse offers immaculate, low-maintenance interiors in a prestigious setting.”

Cromer, a picturesque coastal town in Norfolk, is renowned for its stunning sandy beaches, iconic Victorian pier, and rich maritime heritage. Famous for its delicious Cromer crabs, this charming town offers a delightful blend of traditional seaside attractions, scenic cliff-top walks, and vibrant local culture.

Visitors can explore the town’s historic architecture, enjoy fresh seafood at local eateries, and experience the warm, welcoming atmosphere that makes Cromer a beloved destination for both locals and tourists alike.

Situated in a prime position within a highly sought-after collection of apartments, this stunning penthouse offers

immaculate, low-maintenance interiors in a prestigious setting. The property features high-end facilities, including an indoor swimming pool, gym, and secure underground parking.

With impressive, far-reaching sea views complementing its pristine interiors, this superb apartment spans over 1,700 Sq. Ft. The central entrance hall leads past the bedrooms to the receptions and rear of the home.

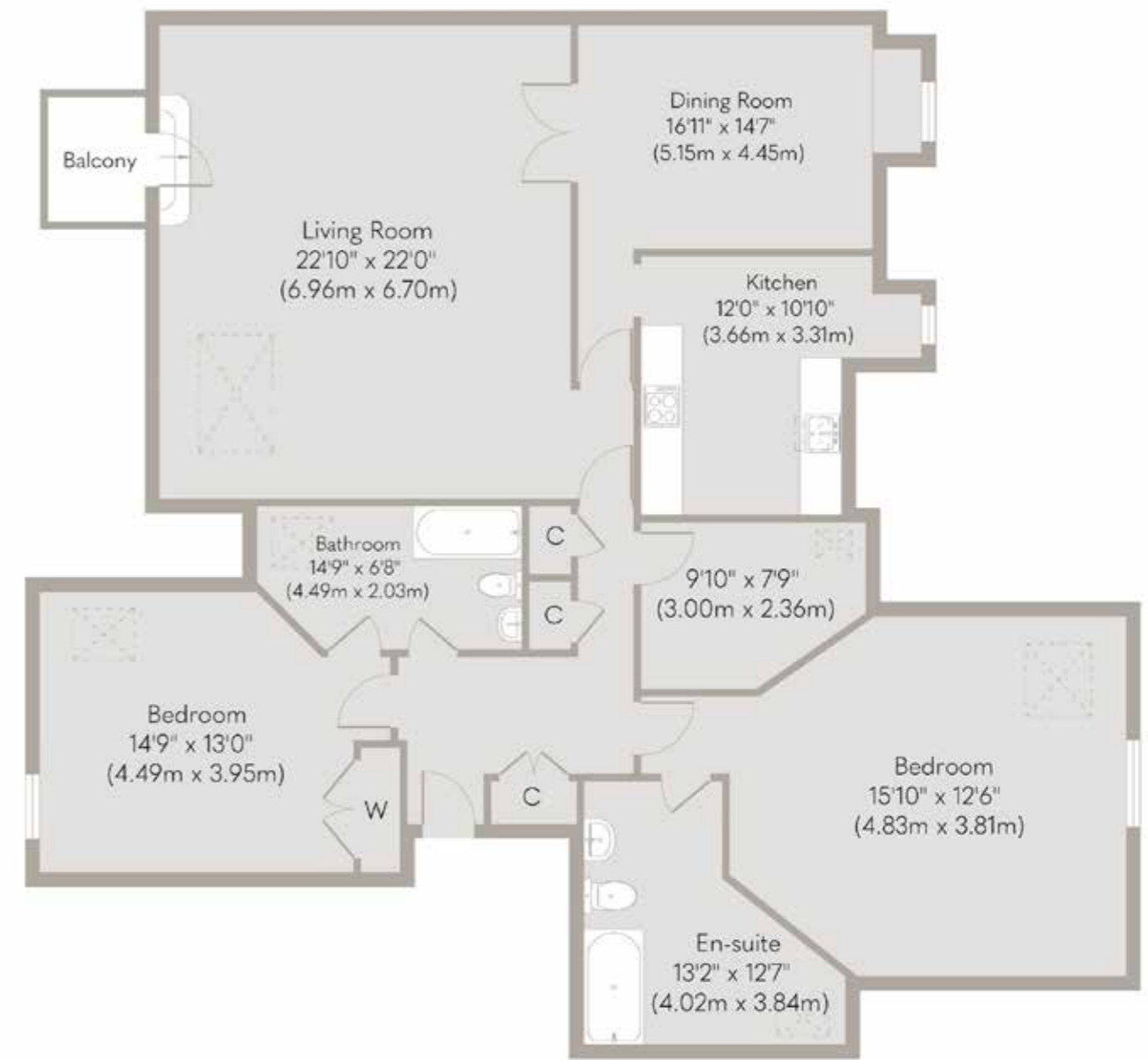
The modern fitted kitchen, topped with granite-effect worktops, opens to the dining room, which then flows into the expansive sitting room featuring double doors and a sunny balcony with commanding views over the complex and rolling woodland beyond.





The large principal bedroom boasts a sumptuous ensuite, while the second double bedroom and a third bedroom/study are served by a central family bathroom.





Approximate Floor Area  
 1,656 sq. ft  
 (153.85 sq. m)

SOWERBYS — a new home is just the beginning

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

# Cromer

IS THE PLACE TO CALL HOME



With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow

the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from Sowerbys



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### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref: 9940-2847-7695-9306-2585

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

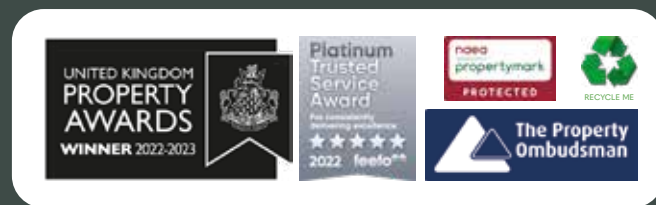
Share of the freehold. Service charge circa £3,400. 93 years remain on lease. Ground rent is within the service charge.

### LOCATION

What3words: [///nurtures.worked.extremes](https://nurtures.worked.extremes)

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# SOWERBYS



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