

Retirement Apartments, Cromer, Norfolk

# BARCLAY COURT GARDENS



Situated on the beautiful North Norfolk Coast in the seaside setting of Cromer, this superb 2 bedroom apartment built by Sutherland Homes is exclusively for the over 55's.



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[WWW.SUTHERLANDHOMES.CO.UK](http://WWW.SUTHERLANDHOMES.CO.UK)

Larchwood House, Barclay Court Gardens,  
Cromer, Norfolk NR27 0FP

**Guide Price £425,000**



An intercom entry system leads to an L-shaped entrance hallway. Features include coving, power points, telephone point, and solid wood flooring, with panel doors to built in storage cupboard. The property benefits from underfloor heating and double glazing throughout.

**Living/Kitchen** (6.74m x 5.36m, 22'1" x 17'7") patio doors leading to the rear garden. Coving, TV and power points, and solid wood flooring. The kitchen area includes marble effect worktops, a breakfast bar area and a range of integrated appliance including, oven, hob, extractor fan, fridge/freezer and washer/drier.

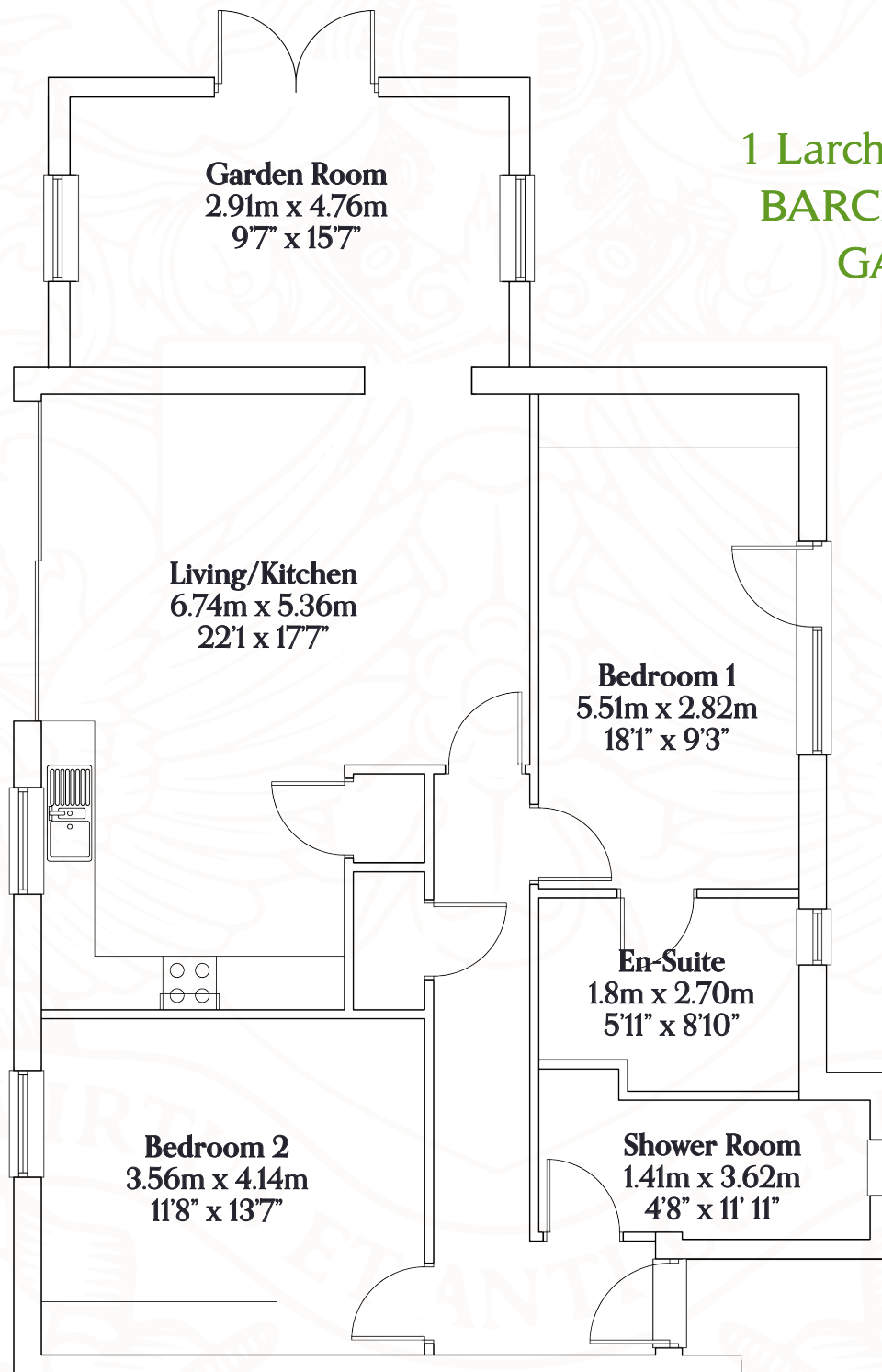
**Garden Room** (2.91m x 4.76m, 9'7" x 15'7") An archway from the lounge leads to the garden room, offering doors to the private side garden, power points, and coving.

**Bedroom 1** (5.51m x 2.82m, 18'1" x 9'3") includes coving, power points, and built-in wardrobe units  
**En-Suite** (1.8m x 2.70m, 5'11" x 8'10") fully tiled walls and floor, inset wash hand basin with mixer tap, WC, large walk-in shower cubicle with rain showers, heated towel rail, extractor fan, and coving.

**Bedroom 2** (3.56m x 4.14m, 11'8" x 13'7") includes fitted wardrobe cupboard, and power points.

**Shower Room** (1.41m x 3.62m, 4'8" x 11' 11") fully tiled walls and floor, walk-in shower cubicle with sliding doors, inset wash hand basin with mixer tap, WC, heated towel rail, and coving.

The property, part of a small block of four apartments, features communal gardens and a single garage. A garden room extends to the side and rear garden areas, with a summer house and private patio area at the rear.



## 1 Larchwood House, BARCLAY COURT GARDENS



## Living In Cromer

**Set within the historic coastal town of Cromer, Barclay Court Gardens is a tranquil and picturesque setting.**

Just a short walk away is the town centre, with its array of independent shops, cafes and restaurants, a cinema and the famous Cromer Pier, with the wonderful Pavilion Theatre at its end. The theatre is famous for its Summer Spectacular and Christmas shows. Set in an Area of Outstanding Natural Beauty, the town boasts its own breath-taking beach; part of a myriad of spotless North Norfolk Beaches, with nature reserves, woodland walks and the Lighthouse, with its spectacular views, close by.

For those who love sport, the Cromer Cricket Club, Cromer Lawn Tennis Club and the Royal Cromer Golf Club are all within easy reach.

In walking distance is Cromer's cherished Hospital, a modern facility with a range of outpatient services and a new Health Centre.

For city life, historic Norwich is 40 minutes' drive away, but there are also direct buses and trains from Cromer if you like a more leisurely journey. Norwich has something for everyone, with cobbled streets, modern shopping centres and transport links to London.