



Runton House, Cromer Road, Cromer NR27 9QT

welcome to

Runton House, Cromer Road, Cromer

A one bedroom, top floor apartment within the coastal village of West Runton. Offering fitted kitchen with appliances, modern shower room, bedroom with dressing room, central heating, double glazing and non allocated parking. NO CHAIN.



Property is a one bedroom individually designed apartment on the top floor of this period style converted residence. Situated in the ever popular village of West Runton with shops, amenities and facilities, with easy access to the coastal towns on Cromer and Sheringham.

Entrance Hall

Front door to entrance hall with radiator and upvc double glazed window, wall mounted central heating thermostat, cupboard with electric meters.

Bedroom

10' 6" x 9' 5" (3.20m x 2.87m)

Partially restricted headroom, double glazed Velux window with blind, radiator, further door with steps down to the Dressing Room/Study.

Dressing Room / Study

10' x 5' 8" (3.05m x 1.73m)

Partially restricted headroom, Upvc double glazed window, Velux window, airing cupboard with slatted shelving and hot water tank and door to the shower room.

Shower Room

8' 1" x 4' 6" (2.46m x 1.37m)

Suite comprising walk in glazed shower enclosure with electric shower, WC and pedestal wash hand basin with illuminated mirror above, part tiled walls, upvc double glazed window, Velux window and storage cupboard, heated towel radiator.

Kitchen

9' 7" x 7' 11" (2.92m x 2.41m)

Comprehensive range of wall and base units with roll edge work surfaces over with inset stainless steel sink drainer and mixer tap, plumbing and space for washing machine, built in Neff sliding door oven and induction hob with cooker hood above, wall mounted Worcester central heating boiler, tiled splashbacks, radiator, access to the loft space, double glazed Velux window with blind.

Lounge

14' 10" x 9' 8" (4.52m x 2.95m)

Restricted headroom, double glazed Velux window with blind, radiator, access to eaves storage,



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Runton House Cromer Road, Cromer

- Top Floor One bedroom Apartment
- Own street Entrance
- No onward Chain
- Coastal Village Location
- Viewing Essential

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 864.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109044 - 0003

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