



Runton House Cromer Road, Cromer NR27 9QT

welcome to

Runton House Cromer Road, Cromer

A 1 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



view this property online williamhbrown.co.uk/Property/CRM109044



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.

£160,050



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM109044



Property Ref:
CRM109044 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk