

Arnolds | Keys



16 Slade Court, Runtun House Close, West Runtun, Cromer, NR27 9RA

Price Guide £225,000

- No onward chain
- First floor
- Sealed unit glazing
- Ideal for permanent or holiday use
- Share of freehold
- Superbly presented
- Gas central heating
- Off-road parking
- Long lease
- Close to Village centre

16 Slade Court, West Runton, NR27 9RA

Offered with no onward chain is this beautifully presented, purpose built apartment located on the first floor of this popular development in the heart of the Village. The property offers gas central heating and sealed unit glazing throughout and was recently refurbished to include a new kitchen and bathroom. The property offers light accommodation and would be equally suitable for both permanent or holiday use.

West Runton itself lies twixt the principal Towns of Sheringham and Cromer and offers a small selection of local shops and restaurants with both bus and rail services available.



Council Tax Band: B



COMMUNAL ENTRANCE

With secure front entrance door, stairs to all floors. Service meter cupboard.

PRIVATE ENTRANCE HALL

Solid wood entrance door, built in storage cupboard, radiator, doors to all rooms.

LOUNGE/DINING ROOM

A lovely light room with two windows to front aspect, radiator, TV aerial point, ample space for dining table and opening to:



KITCHEN

Beautifully fitted with a comprehensive range of high gloss base and wall units with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, inset electric hob unit with extractor hood above and double oven beneath, provision for automatic washing machine, space for under counter fridge and freezer.



BATHROOM

Beautifully fitted with a modern three piece suite of panelled bath with mixer shower and folding shower screen, close coupled w.c., vanity washbasin with cupboards beneath, illuminated mirror above, extractor fan, chrome heated towel rail and fully tiled walls.

BEDROOM 1

Built in double wardrobe cupboard, window to rear aspect, radiator. Cupboard housing gas boiler providing central heating and domestic hot water.



BEDROOM 2

Built in double wardrobe cupboard, oriel bay window to rear aspect, radiator.

OUTSIDE

The property stands in neatly maintained communal gardens and this apartment has the benefit of an off-road parking space.

AGENTS NOTE

The property is leasehold and is held on the balance of a 125 year lease from 1992. Service Charge/Ground Rent approximately £900 per annum. A share of the freehold is available with the sale of this apartment. All mains services are connected and the property has a Council Tax rating of Band B. Some of the contents may be available at valuation if required.






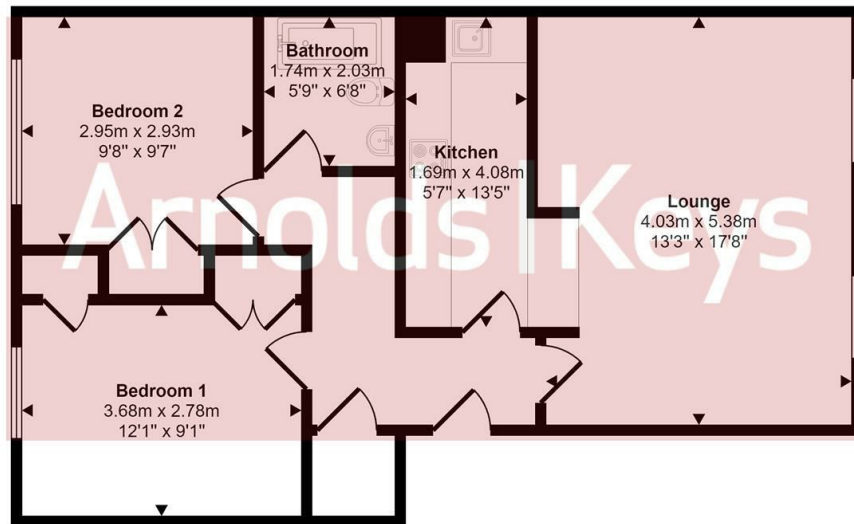
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 	

Approx Gross Internal Area
65 sq m / 694 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.