

# Arnolds | Keys



**B16, Leakes Caravan Park Cromer Road, East Runton, NR27 9NH**

**£90,000**

- Sea views
- Village location
- Parking
- LPG Central heating
- Two bedrooms

# Leakes Caravan Park Cromer Road, East Runton NR27 9NH

A detached holiday lodge in beautiful condition with excellent sea views and located in the popular village of East Runton.

A very short stroll gives you access to local facilities and of course the beach.



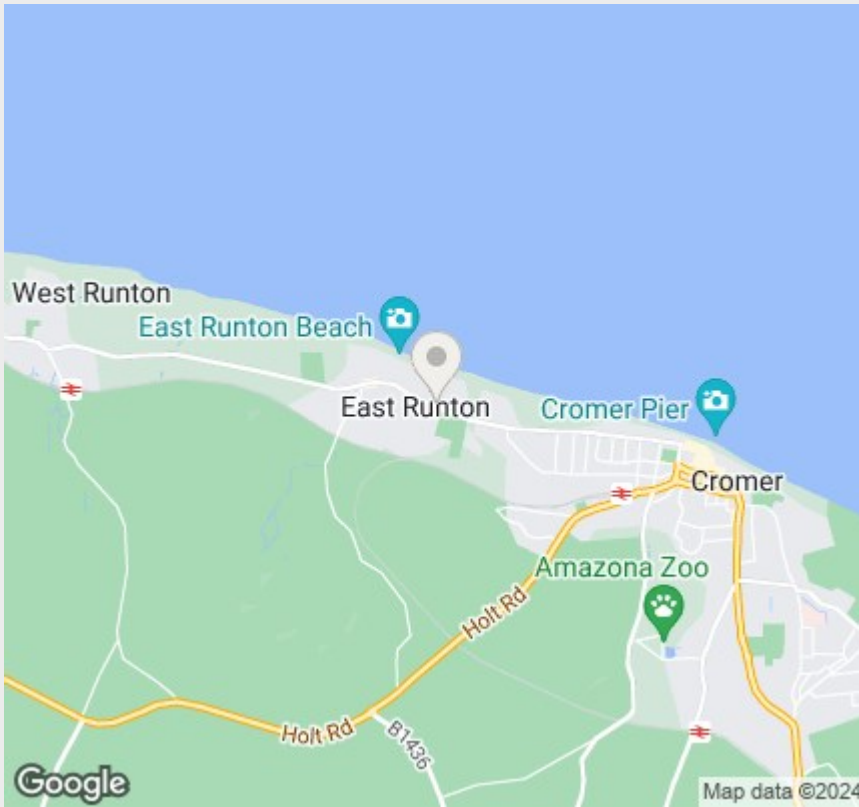
Council Tax Band:



An excellent opportunity to acquire a beautiful holiday home which is approached over a large, decked area with storm porch. The entrance hall offers a useful cloaks cupboard and then opens to the main sitting room / dining room. This room offers superb, light-filled space from the triple aspect windows and French doors leading out to the decked area for alfresco dining. There is a gas fire for those winter evenings. The fully fitted kitchen leads from the dining space and offers integrated fridge freezer, dishwasher, built in eye level double oven and five ring gas hob with extractor over. A useful breakfast bar offers further under counter storage. There are two double bedrooms, one being a principal bedroom suite with ensuite shower room and walk-in wardrobe. The second bedroom has a built-in wardrobe and high-level storage cupboards. Completing the accommodation is a family bathroom with three-piece white suite with over-bath shower.

This property is offered fully furnished with off road allocated parking for two cars, along with the use of well maintained open gardens. There is a Reception on site along with play garden and communal wash and drying rooms.


PLEASE NOTE: This is not a residential site, and the property must not be used as your main residence or sublet. The occupancy is 20th March - 31st October. The annual charges are currently £2910.00

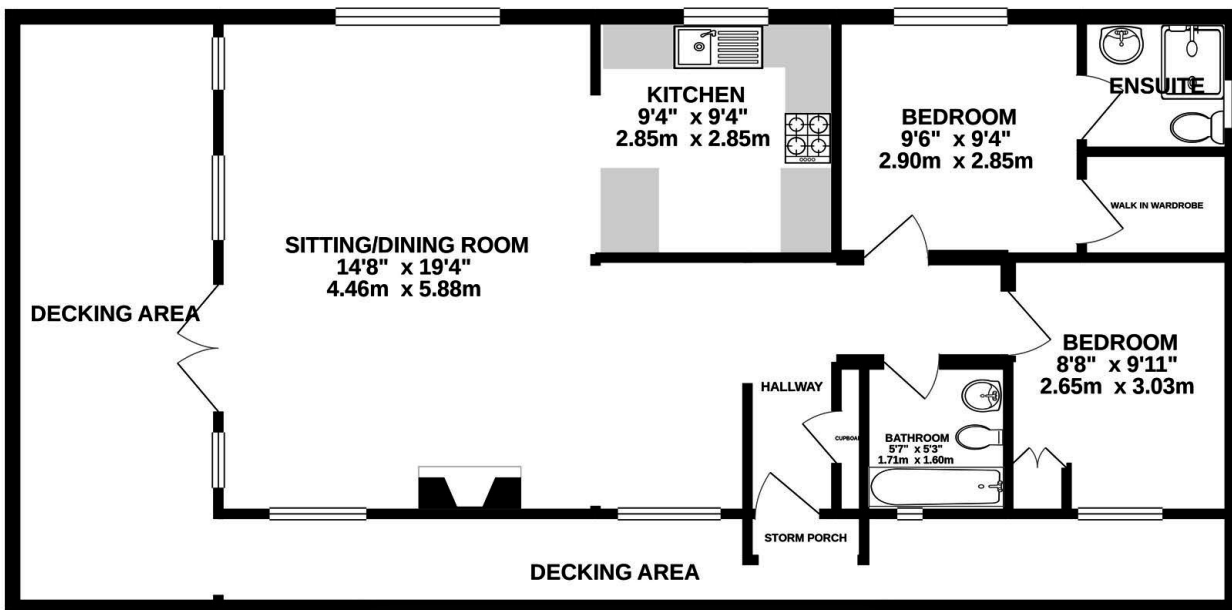


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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.

