



COLNE ROAD CROMER, NR27 9AQ

£230,000
LEASEHOLD - SHARE OF FREEHOLD

This CHAIN FREE ground floor apartment lies in the highly sought after complex of Richmond Court Gardens in the popular seaside town of Cromer. This spacious apartment consists of one double bedroom with en-suite, large sitting room, fitted kitchen with dining area, utility room/cloakroom, study/home office. Facilities include Swimming Pool, Gym, Snooker Room, Indoor Bowling Green, secure underground parking, and lift to all floors. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE

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HENLEYS
Residential Sales & Lettings

COLNE ROAD

• CHAIN FREE • LOUNGE • KITCHEN -
DINER • UTILITY - CLOAKROOM • COMMUNAL
SWIMMING POOL - GYM & INDOOR BOWLING
GREEN • SECURE PARKING • GROUND FLOOR
APARTMENT • BEDROOM & ENSUITE • STUDY-
HOME OFFICE • HIGHLY SOUGHT AFTER
DEVELOPMENT



Cromer

Cromer is a vibrant predominantly Victorian town perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

The property is within walking distance to the local infant, primary and secondary school along with transport links and doctors and hospital.

Overview

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Richmond Court Gardens

Richmond Court Gardens is on one the most sought after addresses within the area. Renowned for its luxury appointed properties and extensive facilities this secure development offers buyers a superb place to live in comfort and style. Location is often the first tick that a buyer looks to make on their list when purchasing a home well tick away as this property is moments from the town centre facilities, sea front and beach, but also benefits from a tranquil setting, secure parking and well maintained gardens. The range of facilities include; secure underground parking, private swimming pool, gymnasium, residents lounge, snooker room, indoor bowling green, communal gardens and lift access to all floors.

Entrance hall

Entrance door, wall mounted gas fired radiator with decorative cover, security intercom phone, large built in storage cupboard, carpeted flooring, decorative coving to the ceiling, doors to Lounge, Bedroom, Bathroom, Study/Home Office and Utility/Cloak Room.

Lounge

UPVC double glazed door to rear patio with full length windows to either side, decorative fireplace with inset coal effect electric fire, wall mounted gas fired radiator, satellite TV point, carpeted flooring, decorative coving to the ceiling, door to Kitchen, archway to Dining Area.

Kitchen-Dining room

Full length uPVC double glazed window to the rear

aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset one and a half bowl sink and drainer unit with mixer tap over, integrated dishwasher, inset electric hob with concealed extractor hood over, built in electric oven and grill, inset microwave, integrated fridge freezer, telephone point, wall mounted gas fired radiator, built in cupboard, tiled splash backs, wood effect vinyl type flooring, decorative coving to the ceiling, archway to Lounge.

Study

Single room with wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling. Currently used as a bedroom this room would make an idea study or office ideal for working from home.

Bedroom

Double bedroom with large uPVC double glazed full length window to the rear aspect, large built out wardrobes, built in cupboard, TV aerial point, wall mounted gas fired radiator, carpeted flooring, decorative coving to the ceiling, door to En-suite.

Ensuite

Large walk in shower, part tiled, radiator, wash hand basin, WC , chequered tile effect flooring.

Utility Room/Cloakroom

Pedestal wash hand basin with mixer tap over, close coupled WC, shaver point and light, space and plumbing for washing machine with work surface over, built in

storage cupboards, tiled splash backs to half height, vinyl type flooring, decorative coving to the ceiling.

Outside

To the front of the property is a gated communal garden area lawn and patio areas.

To the rear of the property is a patio seating area.

There is an underground carpark providing off road parking for one car and lift access to all floors

Agents note

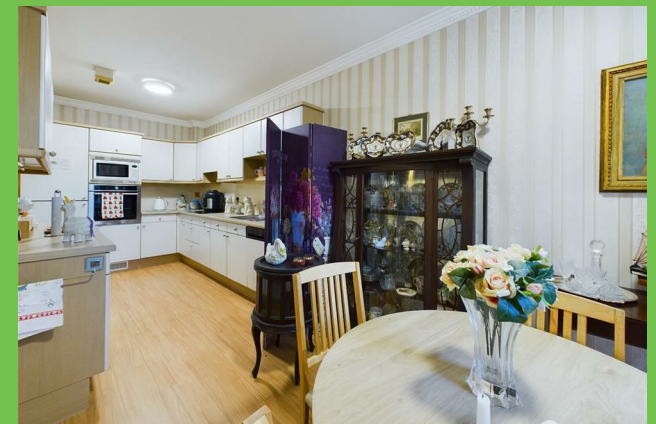
Leasehold with share of freehold

Council tax band C

EPC - C

Services charges & ground rent = £3360

53 RICHMOND COURT GARDENS





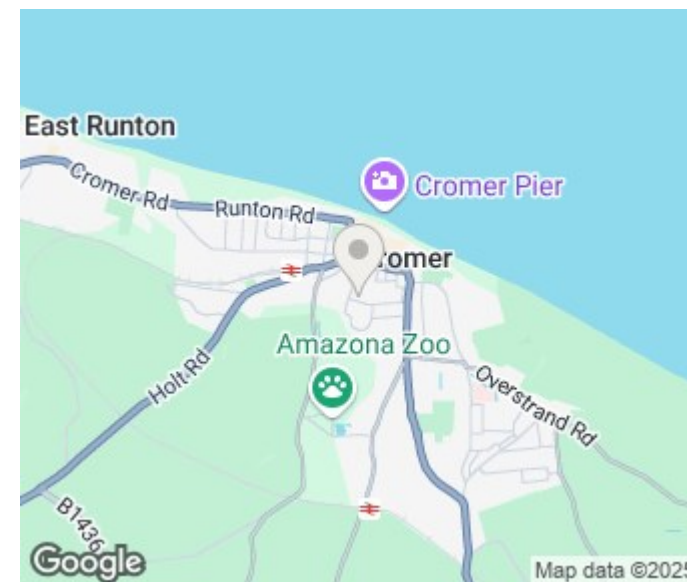
Approximate total area^{sq}
832.92 ft²
77.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	