



## RUNTON ROAD CROMER, NR27 9AX

£295,000  
LEASEHOLD - SHARE OF FREEHOLD

This beautifully maintained two bedroom second floor apartment with wonderful sea views has to be seen to fully appreciate its beauty.

The property comprises of a large living room, two well proportioned bedrooms, a family bathroom, and a kitchen. All rooms are finished to a high standard and with tiled floors to the kitchen and bathroom and wood effect flooring throughout the remaining rooms.

Communal areas to both the front and rear of the property plus a garage and off road parking all add to this apartments huge appeal.

Call Henleys today to arrange a viewing.

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Residential Sales & Lettings

## RUNTON ROAD

- \*\* CHAIN FREE \*\* • Fanstastic sea views • Beautifully bright and inviting space • Two bedroom • Close to beach • Modern kitchen with integrated appliances • Garage and Off Road parking • Close to town centre • First Floor • Sought after location overlooking the North Sea



### Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

### Overview

This beautifully maintained two bedroom second floor apartment with wonderful views out to sea has to be seen to fully appreciate its beauty, The property comprises of a large living room, two well proportioned

bedrooms, a family bathroom, and a kitchen. All rooms are finished to a high standard and with tiled floors to the kitchen and bathroom and wood effect flooring throughout the remaining rooms.

### Communal Hallway

The communal entrance leads to a marble effect floor outside of the apartment with timber door and obscured, leaded glazed door to the apartment and space for shoe storage.

### Living Room

Double glazed bay window to front aspect with beautiful views of the North Sea, a bright and airy living space with wall mounted radiator, space for living room furniture and dining table, wood effect flooring, doors to bedroom 1, bedroom 2 and bathroom and opening to Kitchen.

### Kitchen

Double glazed window to rear aspect, wall and base units, marble effect laminate worktop, one and a half bowl sink and drainer with mixer tap, electric inset hob with modern style cooker hood over, integrated oven and microwave, space for freestanding fridge freezer, integrated dishwasher, wall mounted boiler, decorative waterlily glass splashback behind hob, tiled splashbacks and natural stone effect tiled floor.

### Bedroom 1

Double glazed window to front aspect again with fantastic views, wall mounted radiator, built in mirrored



double door wardrobe/storage with built in double door storage above and wood effect flooring.

### Bedroom 2

Double glazed window to rear aspect, wall mounted radiator, built in mirrored double sliding door wardrobe/storage and wood effect flooring.

### Family Bathroom

Double glazed obscured window to rear aspect, pea shaped bath with screen, rainfall shower head, vanity unit with basin and mixer tap, concealed WC cistern and back to unit pan, wall mounted heated chrome towel rail, space and plumbing for washing machine behind curtain, tiled splashback and complementing tiled floor.

### Outside/Garage

To the rear of the property is a communal seating area and to the front a communal lawned area enclosed by a wall and shrubbed area.

Also to the rear is the garage for the property and off road parking for one car.

### Agents Information

949 years of 999 year lease remaining.

Ground Rent = £0

Maintenance Charges are on an 'as and when required basis'

## 3 SHIPDEN COURT RUNTON





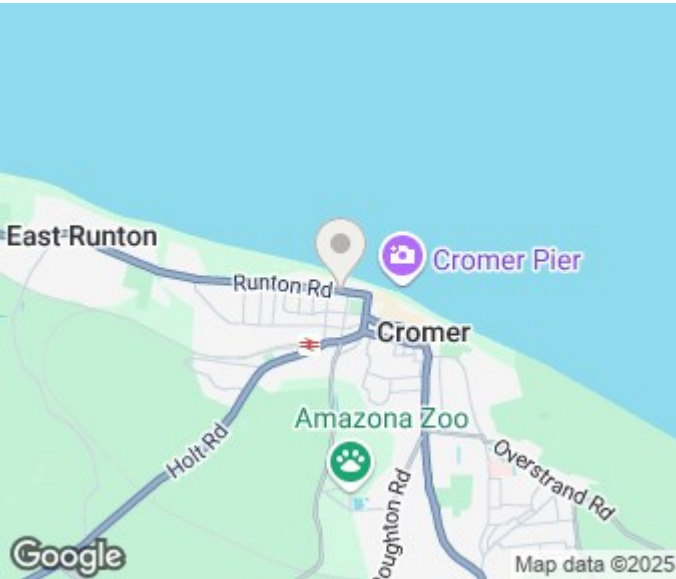
Approximate total area<sup>m</sup>  
702.57 ft<sup>2</sup>  
65.27 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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