



**Travers Court, Runton House Close, West Runton,  
Cromer, NR27 9RA**

**welcome to**

## **Travers Court, Runton House Close, West Runton, Cromer**

A charming first floor two bedroom apartment in this secluded exclusive development within the highly sought after North Norfolk village of West Runton.



## Description

A Charming first floor apartment in this secluded exclusive development within the highly sought after North Norfolk village of West Runton. The property offers two bedrooms with ample storage served by a well-appointed bathroom, generous lounge with open plan access to the Kitchen. Viewings are essential to appreciate the picturesque location and tranquillity offered.

## Entrance Hall

Front door leading to entrance hall, coat cupboard with consumer unit, radiator, louvre fronted airing cupboard with gas combination boiler, further double cupboard with hanging space and shelving.

## Family Bathroom

7' 7" x 5' 9" (2.31m x 1.75m)

Suite comprising bath with mixer tap and shower attachment, wash hand basin and WC, part tiled walls, extractor fan, heated towel rail and shaver point.

## Bedroom One

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed sash window to the rear aspect, radiator, built in double wardrobe with hanging space and shelving,

## Bedroom Two

9' 3" x 7' 8" (2.82m x 2.34m)

Double glazed sash window to the rear aspect, radiator, built in single wardrobe with hanging space and shelving,

## Kitchen

13' 2" x 6' (4.01m x 1.83m)

Fitted kitchen with range of wall and base units with roll top work surfaces over, one and a half bowl inset sink, plumbing for washing machine, built in electric oven and hob with cooker hood above, undercounter space, open aspect through to the lounge.

## Lounge

14' x 17' 6" (4.27m x 5.33m)

Double glazed sash windows to the front aspect and 2 radiators.

## Outside

To the rear of the property is a shingled parking area providing off road parking for one car. To the front of the property is a communal lawn area with pathways leading towards Cromer Road.

## Agents Note

The annual service charge is £1,000 and is paid on a quarterly basis at £250.

There is no ground rent.

The flat cannot be holiday let.

97 years of 125 year lease currently remaining. (can be extended to 999 years)

Comes with share of the Freehold



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](http://www.focalagent.com)



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welcome to

## Travers Court, Runton House Close, West Runton, Cromer

- A Well-appointed First Floor Apartment
- Two Bedrooms with Storage
- Open Plan Lounge and Kitchen
- Off Street Parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£175,000**



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Property Ref:  
CRM108979 - 0008



Please note the marker reflects the postcode not the actual property

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