



## 20 Half-Year Close, East Runton, Cromer, NR27 9PT

Price Guide £175,000

- Tucked away location
- Two bedrooms
- Sealed unit glazing
- 88 Years remaining on lease
- Popular sandy beach
- Gas central heating
- Off-road parking
- Walking distance of Village Common, shops and restaurants



# 20 Half-Year Close, East Runton, Cromer NR27 9PT

Located in the popular north Norfolk coastal village of East Runton is this purpose built, first floor apartment set in a small close within easy reach of the Village Common and the small selection of shops, Restaurant and Public Houses. The village is renowned for its beach and seaside walks to the neighbouring town of Cromer, and a regular coastal bus service passes through the centre.

This apartment is an ideal first purchase and offers gas centrally heated accommodation with two bedrooms. A property that may only be appreciated by a private viewing.



Council Tax Band: A





## COMMUNAL ENTRANCE

Secure entrance door, stairs to first floor.

## PRIVATE ENTRANCE HALL

Part glazed entrance door, radiator, two large built in cupboards, tiled floor, glass panelled door leading to:

## LOUNGE/DINING ROOM

A light room with aspects to both the front and side, provision for TV, two radiators.

## KITCHEN

A comprehensive range of high gloss white base and wall cabinets, laminated work surfaces and tiled splashbacks, window to front aspect, wall mounted gas fired boiler providing central heating and domestic hot water, inset four ring gas hob with filter hood above and electric oven beneath, provision for washing machine, dishwasher and tumble dryer, glass panelled door to hallway.

## BATHROOM

Panelled bath with shower above, pedestal wash basin, close coupled w.c., two windows, radiator, fully tiled walls and floor.

## BEDROOM 1

Radiator, window to rear aspect.

## BEDROOM 2

Radiator, window to front aspect.

## OUTSIDE

The properties stand in communal gardens. However, by agreement with the freeholder, the apartment on the ground floor and this apartment have allocated garden areas for their own use. In legal terms, the garden remains communal but in practice, each apartment uses its own garden area. The area currently used by number 20 is fully enclosed and partly grassed. There is a communal off-road parking area.

## AGENTS NOTE

The property is held on the balance of a 125 year lease from 1989 with 88 years unexpired. Current Ground Rent/Maintenance charge is approximately £65 per month. The property has all mains services connected and has a Council Tax Rating of Band A. Please note that this property has a Section 157 covenant and may only be purchased by someone who has either lived or worked in Norfolk for the past three years.






## Viewings

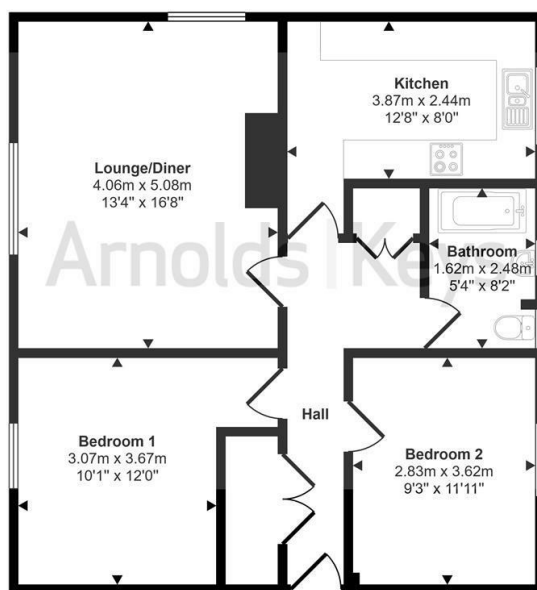
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## 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>	67	71
(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 	

Approx Gross Internal Area  
71 sq m / 769 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

