

# Arnolds | Keys



## Flat 1, Crofton House, High Street, East Runton, NR27 9NX

Guide Price £189,000

- Ground floor apartment
- Off-road parking
- Fitted shutters
- Beautiful lounge
- Share of the Freehold
- Private garden
- Gas central heating
- Large double bedroom
- Original wood flooring
- Pets allowed

# Flat 1, Crofton House, High Street, East Runton.

A stunning ground floor one bedroom apartment located in the village of East Runton. Short walk to the village common and woodland walks, stones throw to the beach and two lovely pubs, restaurant and village shop.

The property offers beautifully light accommodation with new kitchen and bathroom, original wood flooring, gas central heating and the added bonus of an enclosed garden and summer house and off road private parking.



Council Tax Band: A



## COMMUNAL ENTRANCE

Communal entrance door to the front, leading to communal area and private door to Flat 1. There is also a rear entrance door leading from the parking area and private garden.

## HALL

Small hallway with understairs storage area, light, wood flooring and doors to lounge, bedroom and kitchen.

## LOUNGE

Beautiful light room with two sash style double glazed windows to the front with fitted wooden shutters. Original polished floorboards, TV point, two wall lights, ceiling lights and radiator.

## KITCHEN

Double glazed sash style window to the rear with fitted wooden shutters. Range of gloss white base units and wide pan drawers, wooden work surface over, inset stainless steel one and half bowl sink unit with mixer tap, space for cooker and fridge freezer. Brick style splashbacks, matching wall cupboards, tiled flooring, ceiling light, radiator, opening to rear hallway.

## UTILITY/REAR HALLWAY

Double glazed door to rear garden, tiled flooring, work surface with plumbing for washing machine beneath, radiator, coats hooks, cupboard housing Worcester central heating boiler. Ceiling light and door to:

## BATHROOM

Double glazed window to the side, vanity wash basin with storage cupboards beneath and closed coupled WC. Panelled bath with shower over, tiled flooring, ceiling light, radiator, partly tiled walls.

## BEDROOM

A lovely light room with dual aspect double glazed sash style windows to the side and rear, both fitted with wooden shutters. Wood flooring, radiator, ceiling light.

## OUTSIDE

To the side of the property there is off road parking for one car. The property is accessed by the communal front door or through the side gate leading into the garden of Flat 1.

A lovely low maintenance garden fully enclosed with shingle feature gardens, small lawn area, timber

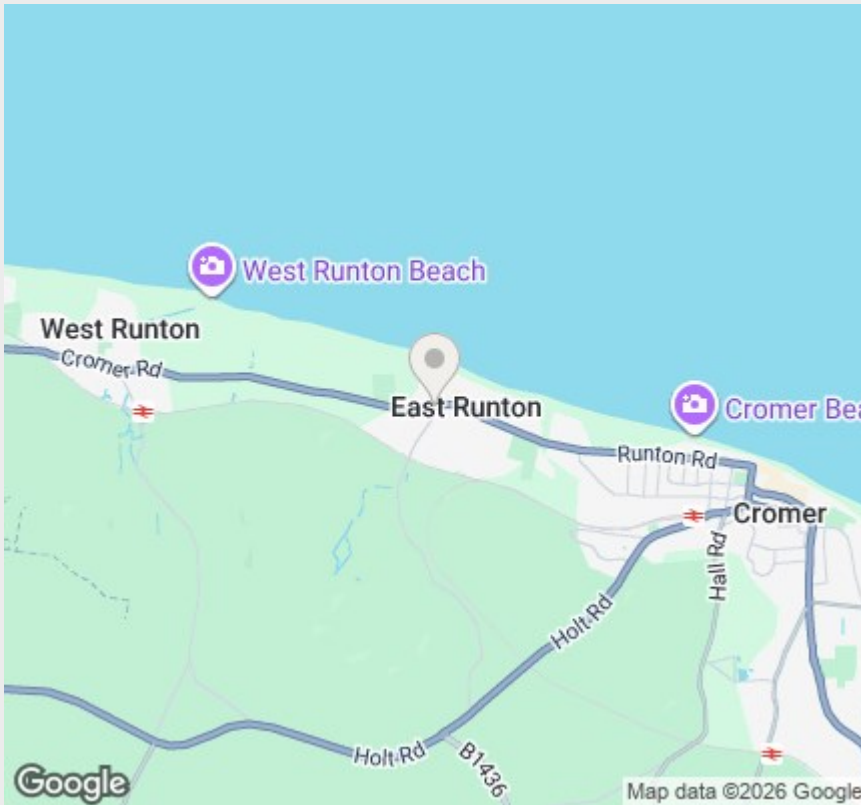
panel fencing to the sides, raised summer house to enjoy the summer afternoon and evening sunshine. Outside lighting and water tap.

## AGENTS NOTE

This is a Leasehold property with 150 year lease commencing on 18th May 2018. with 142 years remaining. This flat also owns a share of the Freehold.

All mains are connected and has a Council Tax band A. There is also a pedestrian right of way across the end of garden from neighbouring ground floor flat.



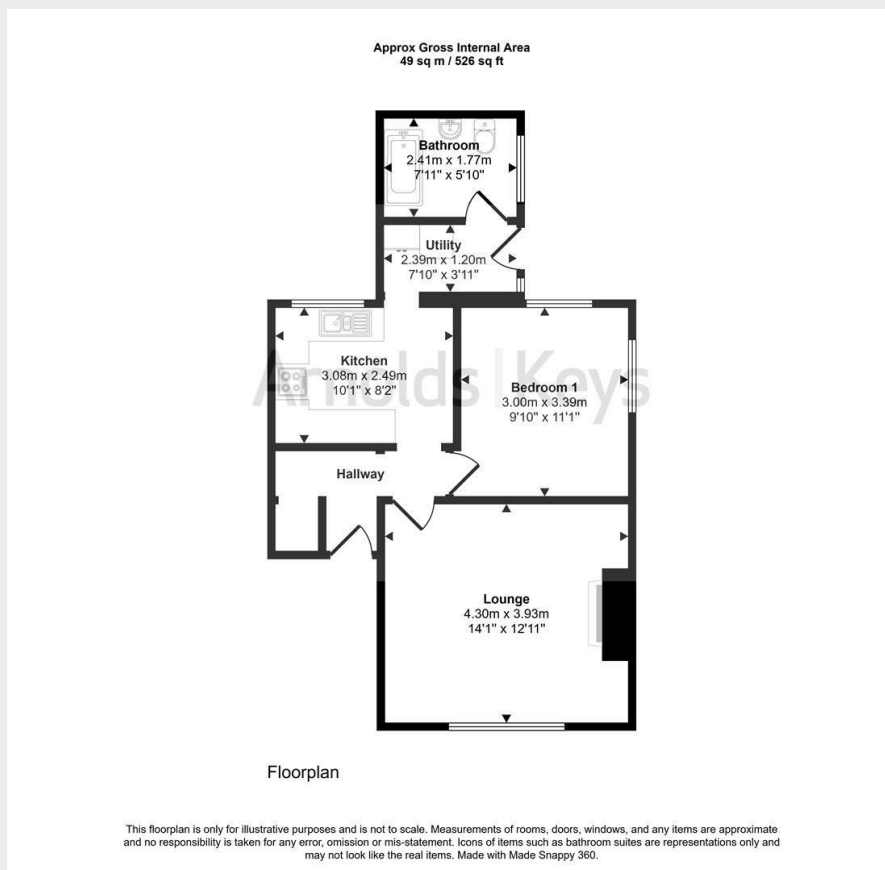


## Viewings

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>			<b>71</b>
(55-68) <b>D</b>		<b>60</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	



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.

