



## RUNTON HOUSE CLOSE CROMER, NR27 9RA

£175,000

LEASEHOLD - SHARE OF  
FREEHOLD

Welcome to this charming two bedroom apartment located in the peaceful setting of Runton House Close, West Runton. This first floor apartment features a well-proportioned reception room, providing a light and airy space for relaxation or entertaining guests. The property maximises its space effectively, creating a homely atmosphere.

This well-kept property would make a great pied-à-terre by the sea and presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a beautiful location. Whether you are a first-time buyer or seeking a rental property, this apartment in Runton House Close is certainly worth considering.

Call Henleys today to arrange a viewing

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ESTATE AGENCY SIMPLIFIED

## RUNTON HOUSE CLOSE

- Great pied-à-terre by the sea • Close to amenities
- Close to beach access • Two Bedrooms
- In the beautiful village of West Runton • Gas Central Heating • Double Glazing
- Off Road Parking • First Floor Flat • Call Henleys to view



### West Runton

Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab - widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

### Communal Entrance

Through the communal entrance door, carpeted floor and stairs leading to all floors. This property is on the first floor.

### Entrance/Hallway

Storage cupboard with shelving and power point, large storage cupboard, wall mounted gas fired radiator, artex to the ceiling, coving to the ceiling, carpet, doors to Lounge, Kitchen, Bedrooms 1, 2 and Bathroom.

### Lounge

uPVC double glazed sash windows to the front aspect, wall mounted gas fired radiator, TV point, telephone point, artex to the ceiling, coving to the ceiling, carpet. Breakfast bar and built in desk area.

## Kitchen

Range of base and wall mounted units set beneath roll edge wood effect laminate work surfaces, large work surface/breakfast bar open to Lounge/Diner, inset one and a half bowl sink and drainer unit, space and plumbing for washing machine, inset electric hob with extractor hood over, built in electric oven, space for under counter fridge and under counter freezer, tiled splash backs, coving to the ceiling, artex to the ceiling, tile effect vinyl flooring.

## Bathroom

Panel sided bath with wall mounted shower over from mixer taps, shower screen, pedestal wash hand basin and close coupled WC, wall mounted gas fired radiator with towel rail attached, shaver point and light, extractor fan, artex to the ceiling, coving to the ceiling, tiled splashbacks with high level accent trim and checkerboard tiled flooring.

## Bedroom 1

Double bedroom with uPVC double glazed sash window to the rear aspect with sea views, wall mounted gas fired radiator, artex to the ceiling, coving to the ceiling, carpet and double door built in wardrobe/storage.

## Bedroom 2

Single bedroom with uPVC double glazed sash window to the rear aspect, wall mounted gas fired radiator, artex to the ceiling, coving to the ceiling,

single built in wardrobe/storage with hanging rail and shelf.

## 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.

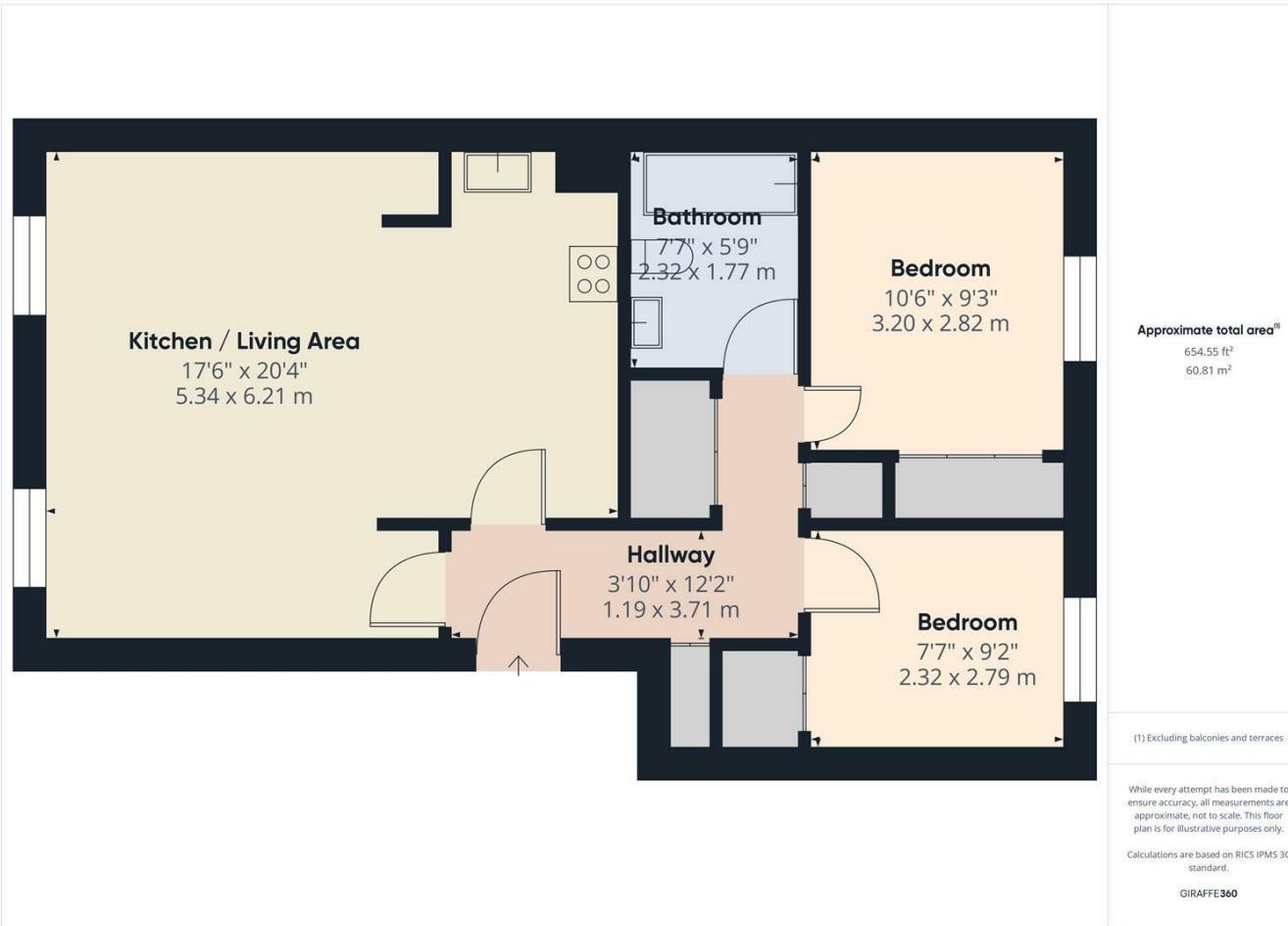
There is no ground rent.

The flat cannot be holiday let.

97 years of 125 year lease currently remaining.

# RUNTON HOUSE CLOSE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			

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