



8, Slade Court Runton House Close, West Runton, NR27 9RA

Price Guide £220,000

- Ground floor apartment
- Modern kitchen
- Large lounge area
- Immaculately presented
- Allocated parking space
- Two double bedrooms
- Gas central heating
- Ideal permanent/second home
- No onward chain
- Short walk to bus & rail links



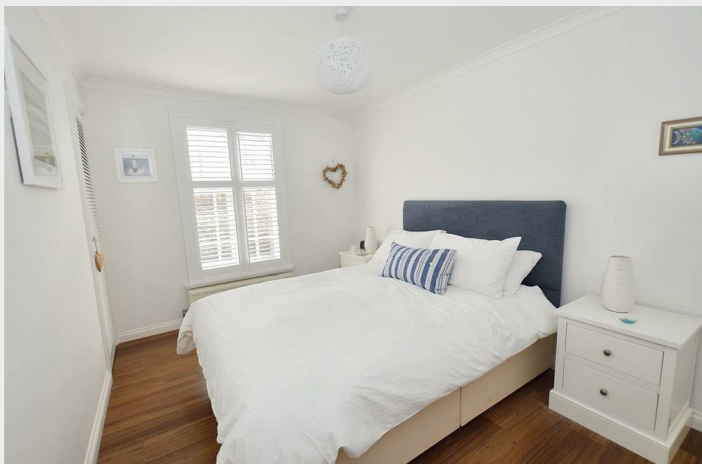
# Slade Court Runton House Close, NR27 9RA

We are delighted to offer this superbly presented, ground floor apartment set in the heart of this popular seaside village. The apartment is beautifully presented with a contemporary feel, offering a large lounge, modern kitchen with breakfast bar, two double bedrooms and shower room. The accommodation is nicely proportioned throughout. Also with the benefit of gas central heating and double glazed windows.

West Runton itself offers a small selection of local shops and restaurants, a nine hole golf course and both bus and rail services providing easy access to the principal towns of Sheringham and Cromer and the County capital of Norwich.



Council Tax Band: B



## COMMUNAL ENTRANCE

UPVC double glazed door to the communal hallway with private personal door to Flat 8.

## HALLWAY

Doors to kitchen, bedrooms, lounge and shower room. Door to large storage cupboard, laminate wood flooring.

## KITCHEN

Modern range of base, drawer and wall cupboards, ample work surface, inset stainless steel sink unit with mixer tap over. Built in electric oven with inset hob and extractor fan above. Space for under counter fridge. Breakfast bar with storage cupboards beneath and seating to the lounge side. Extensively tiled walls, strip light, and laminate wood flooring.



## LOUNGE

Two UPVC double glazed sash windows to the front both with fitted wooden shutters. Laminate wood flooring, radiator and two wall lights.

## BEDROOM ONE

UPVC double glazed sash window to the rear, radiator, laminate wood flooring, ceiling light, door to shelved cupboard with wall mounted gas central heating boiler. Double doors opening to built in wardrobe.



## BEDROOM TWO

UPVC double glazed sash style window to the rear. Ceiling light point, laminate wood flooring and door to built in wardrobe.

## SHOWER ROOM

Modern shower room with walk in shower cubicle and glazed sliding door, pedestal wash hand basin, low level WC. Wall mounted mirrored cabinet, extensively tiled walls, laminate wood flooring. Extractor fan and ceiling light.

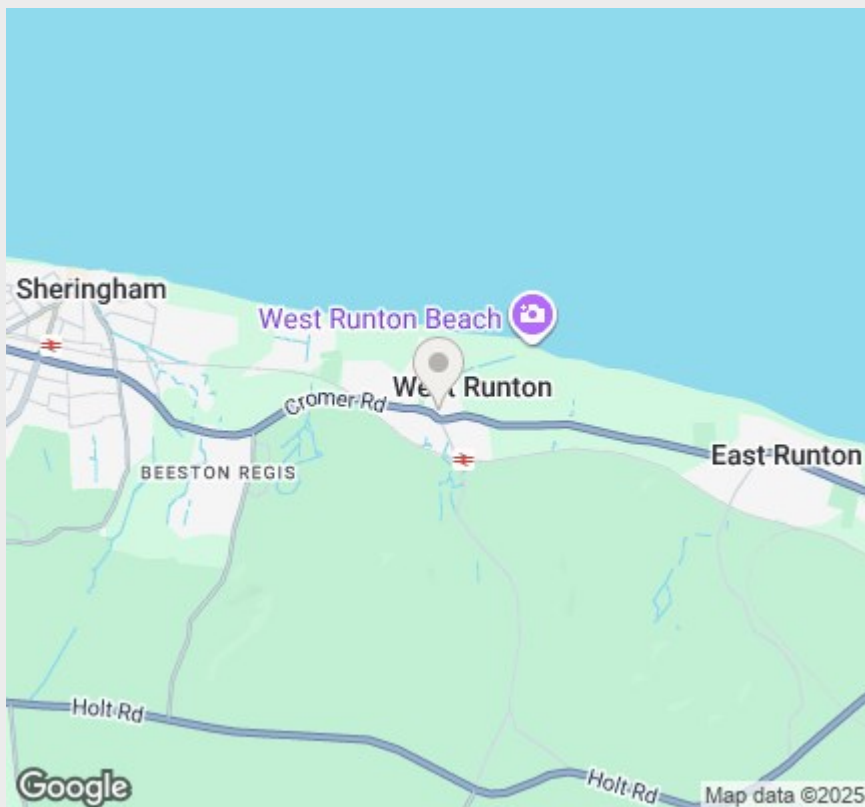


## OUTSIDE

Slade Court stands in communal gardens and each apartment has an allocated parking space.

## AGENTS NOTE

The property is sold with the balance of a 125 year lease from 1992, current service charge is £900 per annum and a share of the freehold is sold with the apartment. All mains services are connected and the property has a Council Tax Rating of Band B. No pets are allowed.




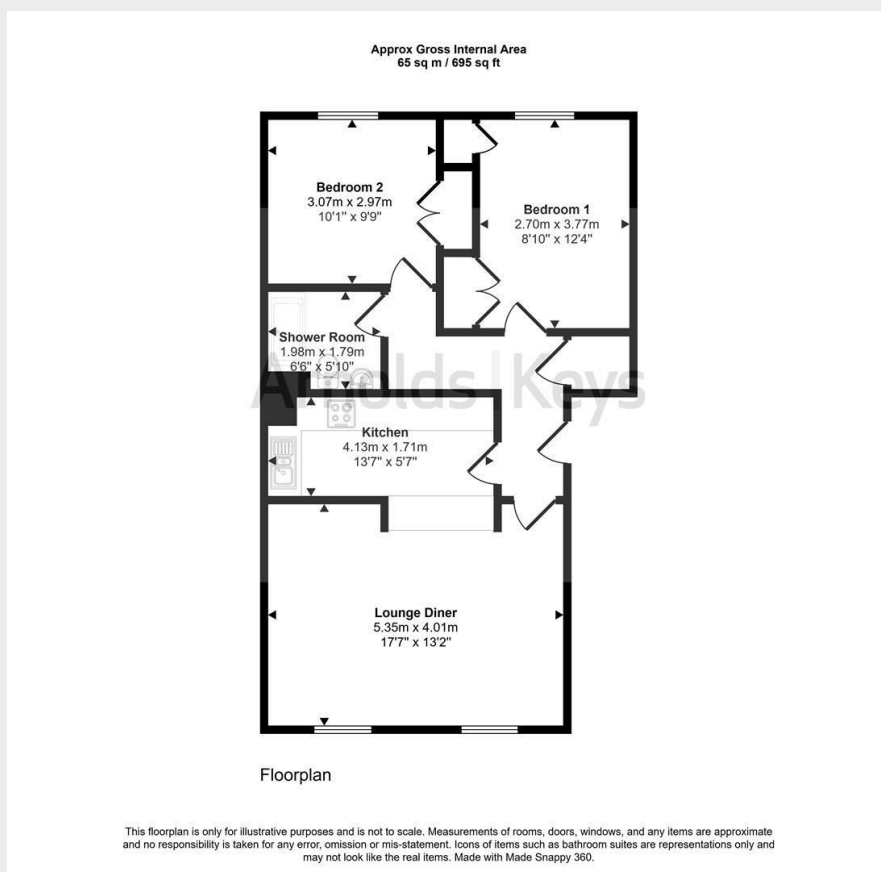
## Viewings

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>77</b>	<b>79</b>
(55-68) <b>D</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 and 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.



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