



RUNTON ROAD , CROMER, NR27 9AX

£250,000
LEASEHOLD - SHARE OF FREEHOLD

A very rare opportunity to buy this amazing 2 bed apartment with panoramic sea views on the outskirts of Cromer. It also has two communal gardens and its own garage. Share of freehold and no upward chain!

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RUNTON ROAD

- Amazing sea views
- Garage
- Share of freehold
- 2 bedrooms
- Ground floor
- communal gardens
- Fantastic location
- Close to beach
- Short distance from town centre
- Viewing Highly recommended



OVERVIEW

Shipden Court is a purpose built block of 6 spacious apartments which are located ideally for the sea front. With panoramic sea views, garage, 2 bedrooms and a share of the freehold, this property is a rare find and is bound to be popular so be quick!

COMMUNAL ENTRANCE

The communal entrance is situated to the rear of the building and serves this property and the apartment above. A oak glazed door opens into the central hallway.

CENTRAL HALLWAY

From the hall, doors lead to the two bedrooms, the bathroom and doorway to the lounge. Built in storage and airing cupboard.

LOUNGE

The lounge is spacious and has wide sliding patio doors which open to a patio area. The views out to sea are amazing! TV point. Feature wall with exposed timber bricks.

KITCHEN

The recently fitted kitchen has a range of base and wall units with solid oak worktops over. Integral appliances include a four ring induction hob and extractor hood over, a Neff electric oven and grill and built-in Neff microwave oven. Built in washing machine and dishwasher. The gas boiler is situated on the wall.

BEDROOM 1

A spacious bedroom with a double glazed window to the front aspect with panoramic sea view. Built-in wardrobes and storage cupboards.

BEDROOM 2

Another double bedroom with French glazed doors opening to the communal garden for flats 3 & 4. Built-in wardrobes and storage cupboards.

BATHROOM

Three piece suite with a P shaped bath with twin shower heads over, dual-flush WC and a vanity wash hand basin.

PARKING

The apartment has its own garage which is located on the rear of the communal car parking area.

COMMUNAL GARDENS

To the rear is a small enclosed garden area which is shared with the apartment above No.4. To the front is a communal lawned area.

LEASE/SHARE OF FREEHOLD

The property comes with a share of the freehold and a 999 year lease.

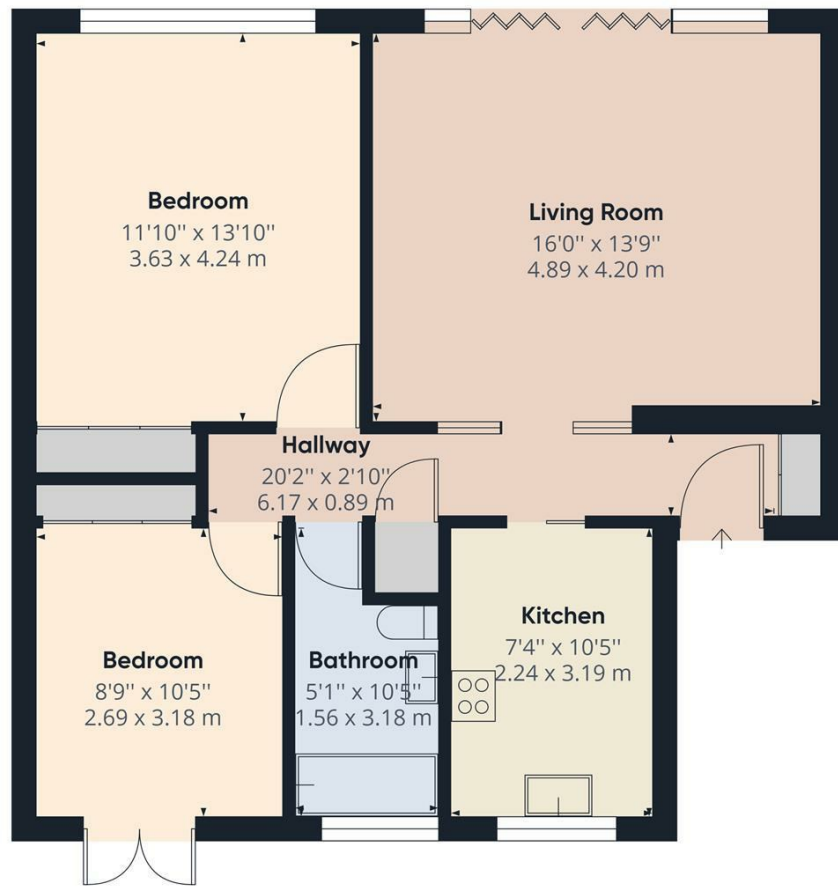
There is no ground rent and annual communal charges for 2023 were £323.82 per flat.

RESTRICTIONS

The complex allows pets with permission. Long term letting is allowed. Holiday lets are not allowed.

4 SHIPDEN COURT RUNTON



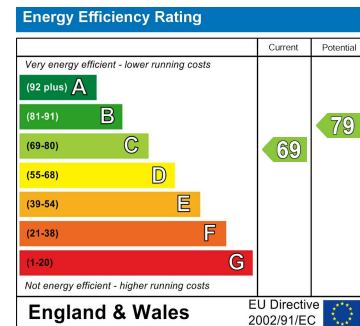
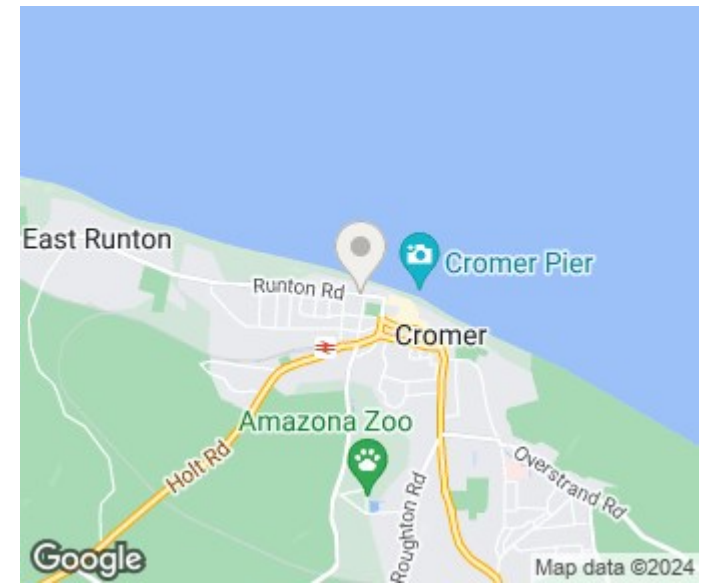


Approximate total area⁽¹⁾
707.95 ft²
65.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements