



3 Roydstone Ct, Park Road, Cromer, NR27 0EA

Guide Price £165,000

- Two bedroom apartment
- Immaculate throughout
- Contemporary bathroom
- EPC Rating: TBC

This lovely first floor flat comes with its own garage, communal gardens and is situated in a very quiet location within walking distance of the cliff tops, local shops, beaches and walking distance from the popular seaside town of Cromer. The property has been renovated and is a stylish contemporary two bedroom apartment ideal for a first time buyer or second home.



Property Description

COMMUNAL ENTRANCE

With intercom entry phone. Stairs rise to the first floor, entrance door to the flat.

HALLWAY

Laminate wooden floor and radiator. From the hallway, doors lead to the kitchen, the two bedrooms, the lounge and the bathroom.

KITCHEN

Double glazed window to the front, wall and base units, space and plumbing for washing machine, built in oven and gas hob, sink drainer and breakfast bar.

LOUNGE

A spacious and light room with double glazed window to the rear, carpets, TV point and radiator

BEDROOM

Double glazed window, carpets, radiator and built in wardrobe.

BEDROOM

Double glazed window, carpets, radiator and built in wardrobe.

BATHROOM

Double glazed window to the side, wash hand basin, bath with shower.

GARAGE, PARKING & GARDEN

There are communal gardens serving all the flats in the complex. The property has a single garage with an up and over door and further parking to the front of the garage. There is also a visitors parking area within the grounds.

LEASE DETAILS

The lease has 155 years left to run.

Annual charges: £800 which includes water, window cleaning and communal areas upkeep.





Ground Rent: N/A
Council Tax band: B
Holiday lets are not allowed
Pets not allowed





Approximate total area⁽¹⁾
 593.97 ft²
 55.18 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 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