



25 Richmond Court Gardens , Colne Road, Cromer, NR27 9AQ

£300,000

- Close Walk to the Town Center
- Swimming Pool
- Under Ground Bowling Green
- EPC Rating: TBC

This CHAIN FREE ground floor apartment lies in the highly sought after complex of Richmond Court Gardens in the popular seaside town of Cromer. This spacious apartment consists of two double bedrooms, large sitting room, fitted kitchen, family bathroom and a ensuite to the master bedroom. VIEWING HIGHLY RECOMMENDED



Property Description

RICHMOND COURT GARDENS

Richmond Court Gardens is one of the most sought after addresses within the area. Renowned for its luxury appointed properties and extensive facilities this secure development offers buyers a superb place to live in comfort and style. Location is often the first tick that a buyer looks to make on their list when purchasing a home well tick a way as this property is moments from the town centre facilities, sea front and beach, but also benefits from a tranquil setting, secure parking and well maintained gardens. The range of facilities include; secure underground parking, private swimming pool, gymnasium, residents lounge, snooker room, indoor bowling green, communal gardens and lift access to all floors. Call Henleys to arrange your early viewing for this stunning development and see for yourself the range of facilities on offer at your viewing

OVERVIEW

This immaculate ground floor apartment consists of a spacious lounge with patio doors leading to a private terrace, fully fitted kitchen, two double bedrooms a family bathroom and an ensuite to the master bedroom. The complex has wealth of facilities included and also comes with secure underground parking and storage.

HALLWAY

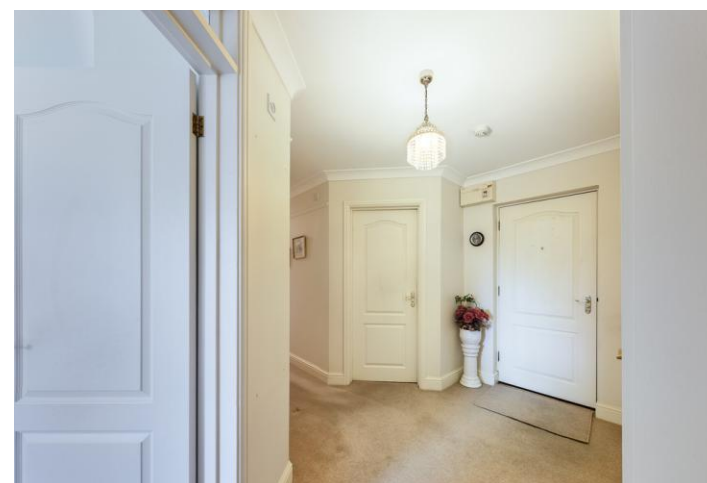
Door to the front, carpeted flooring, intercom phone, large built in storage cupboard, doors leading to the kitchen, lounge, two bedrooms and bathroom.

LOUNGE

uPVC double glazed window to the side and uPVC double glazed patio doors leading out onto a balcony with views to rear of the property. Gas flame effect fire with surround, wall mounted radiator, carpeted flooring and archway to the dining area.

KITCHEN

Fitted kitchen with a range of wall and base units with rolled top work surface over, sink with one and a half bowl with drainer, part tiled walls, built in electric hob with extractor fan over, integrated





oven, inset microwave and dishwasher. Door leading to the hallway and Arch leading to the dining area.

DINING ROOM

Archway from lounge into dining room with carpets, radiator and window to the rear, the dining room also opens up through to the kitchen making it ideal for entertaining.

MASTER BEDROOM

uPVC double glazed window to the rear elevation, built in wardrobes and bedside table and chest of draws. Doors to an additional built in double wardrobe, wall mounted radiator, carpeted flooring and door leading to the en-suite.



ENSUITE

Three piece suite comprising, walk in shower cubicle, white basin and WC set within a vanity unit. Fully tiled walls, wood effect flooring and heated towel rail.

BATHROOM- UTILITY ROOM

Three piece suite comprising of shower, toilet and hand basin and a heated towel rail. The bathroom also has a discreet utility area with space and plumbing for washing machine.

BEDROOM TWO

uPVC Double glazed window to the side elevation, carpeted flooring, double fitted wardrobe, wall mounted radiator.



LEASE INFORMATION

The apartment is leasehold with a share in the freehold. Annual service charges are currently £3,100. The service charge includes use of all the facilities on site at Richmond Court Gardens which includes a swimming pool, gymnasium, residents lounge, indoor bowling green, table tennis room and snooker room.

No Pets

96 years remaining on the lease.

The current owners have informed me that the lease is currently being extended to 999yrs



AGENTS NOTE

The current owners would be prepared to leave the furniture via separation negotiation

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