



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

£155,000

- Chain free
- Two bedrooms
- First floor
- 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 and takeaways. With no upward chain, you could move straight in.



Property Description

COMMUNAL ENTRANCE

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

HALLWAY

From the hallway, doors lead to the kitchen, the two bedrooms, the lounge and the bathroom.

LOUNGE/DINER

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

KITCHEN

Double glazed window to the side, High gloss tiled floor, wall and base units, worktops and sink drainer. Built in Bosch oven and gas hob, dish washer and washing machine.

BEDROOM

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

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

BATHROOM

Fully tiled, laminated wooden floor, walk in shower, wall mounted vanity unit and light with shaver point. Double glazed window, wash hand basin, WC and radiator.





EXTERIOR

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





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