



48 Richmond Court Colne Road, Cromer, NR27 9AQ

Price Guide £375,000

- Town centre Location
- Leisure facilities
- Two double bedrooms
- Gas central heating
- Share of the Freehold
- Prestigious development
- Underground secure parking
- Two bathrooms
- New modern kitchen
- Beautifully presented

48 Richmond Court Colne Road, Cromer NR27 9AQ

A superb second floor apartment set in the private and secure Prestigious Development of Richmond Court Gardens. There are stunning landscape gardens, underground parking, indoor heated swimming pool, gymnasium and bowling green, located just off the town centre with a short walk to the seafront beach. This two double bedroom apartment is immaculately presented throughout with views over the gardens and a south facing balcony.



Council Tax Band: D



COMMUNAL ENTRANCE

Secure access gate and door leading into the communal area where you can access the lift and doors to the apartments. A Private personal door leads into the:

HALLWAY

Doors to all rooms, wall mounted telephone entrance security system, two ceiling lights, radiator, carpet, room thermostat.

LOUNGE

Two UPVC sealed unit full height windows to the side, French doors opening onto the south facing balcony, giving views over the gardens. Three radiators, feature fireplace with free standing gas fire and back boiler with mantle over. Carpet, ceiling lights and arch to:

DINING ROOM

Arched UPVC double glazed window to the front, carpet, radiator, opening to:

KITCHEN

Modern fitted kitchen with cream gloss base and drawer soft close units with black fleck work surface over., and matching range of wall cupboards. Inset electric hob, built in double oven. Inset one half bowl sink unit with mixer tap. Built in fridge freezer, pull out larder unit and dishwasher. Ceiling light, vinyl flooring.

SHOWER ROOM

Separate shower cubicle, low level WC, pedestal wash hand basin. Plumbing for washing machine and storage cupboard above with shelving. Extensively tiled walls and floor, radiator, ceiling light.

BEDROOM ONE

Two UPVC sealed unit windows to the side and French doors opening onto the balcony. A range of fitted bedroom furniture to included wardrobes and bedside tables. TV point, ceiling light point, carpet. Radiator. Door to:

ENSUITE

UPVC arched double glazed window to the front aspect. Vanity unit with wash basin and closed couple WC, walk in shower cubicle. Extensively tiled walls and floors, radiator and ceiling light.

BEDROOM TWO

Two full height arched UPVC sealed unit window to the side, range of built in wardrobes and dressing table. Ceiling light, radiator, carpet.

OUTSIDE

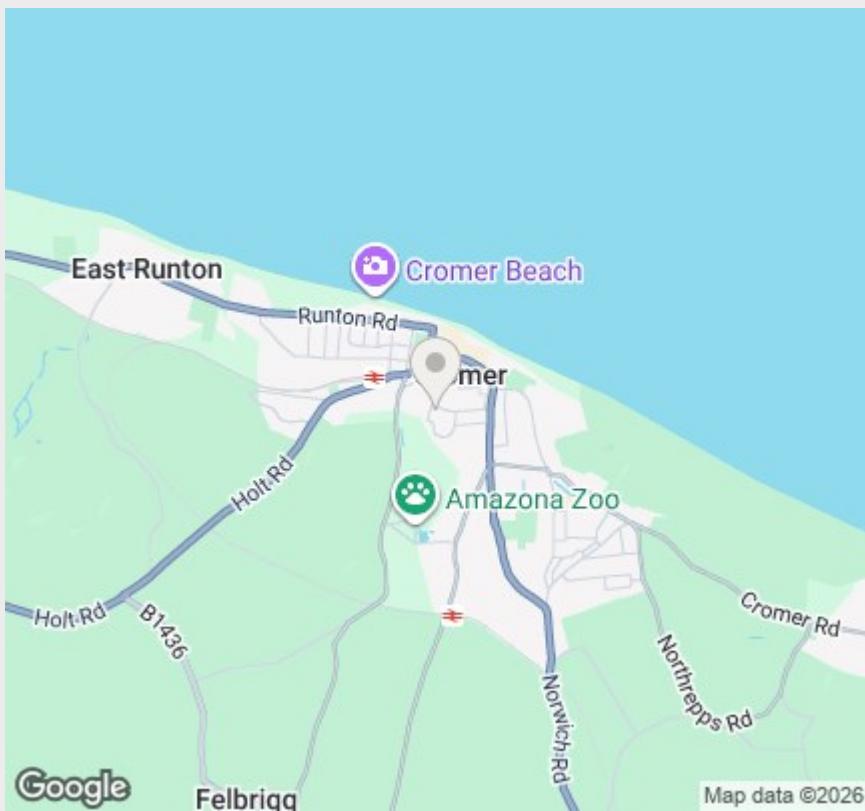
Property sits in private and beautifully maintained communal grounds, with garden ponds and fountains, all beautifully lit up at night. There is an allocated space in a secure underground carparking area, indoor bowling green, gymnasium, swimming pool, games/snooker room and a separate lounge and kitchenette area where you can host private events.

AGENTS NOTE

The property is Leasehold with a 982 year lease and an understanding that the owner has a share of the Freehold which the management company owns. All mains services connected.

Council Band D. Service and maintenance charges £3450 per annum



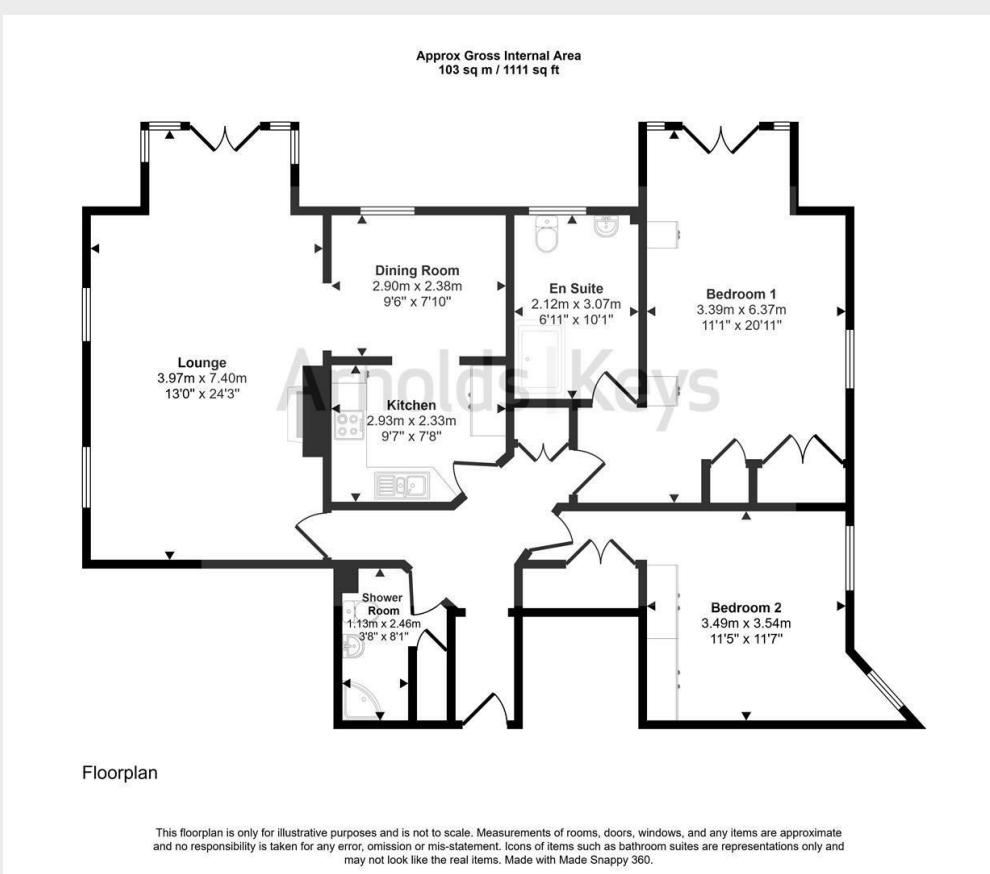


Viewings

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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, 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.

Arnold's Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold's 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.

