



5 Oakwood House Barclay Court Gardens, Cromer, NR27 0FN

Price Guide £385,000

- Luxury apartment
- Over 55's complex
- Parking & visitors parking
- Two double bedrooms
- Openplan living
- First floor
- Lift & stair access
- Beautifully presented
- Two bathrooms
- No onward chain

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Oakwood House is one of the most sought after locations in Cromer. This luxury first floor apartment, with lift access, offers a lovely place to live in comfort and style for the over 55's. Oakwood is just a short walk to the town centre, beach and seafront, and benefits from the tranquil setting with woodland to the rear of the complex, secure underground parking and well maintained gated grounds.

Superbly presented with open plan kitchen, lounge and dining area, two double bedrooms, ensuite and shower room. This is definitely one not to be missed.



Council Tax Band: C



COMMUNAL ENTRANCE

Access for visitors, provided by a security entry phone system. Lift to all floors and solid wood door into the private apartment.

HALLWAY

Doors to all rooms, laminate wood flooring, ceiling light, underfloor heating, doors to two large storage cupboards. Access to a large loft space with power and light

OPENPLAN KITCHEN, LOUNGE, DINER

Beautiful lounge area to relax and enjoy looking out over the complex. Large sliding patio door, opening onto the balcony and UPVC laminate wood flooring, TV point, LED spot lighting. Open plan leading into:

KITCHEN

Stunning kitchen with a range of white soft close base and wall units, with integral appliances to include fridge/freezer, washing machine, built in eye level oven with inset electric hob and extractor hood over. Work top with inset drainer and sink, mixer tap over. UPVC triple glazed window, small breakfast bar with seating for two chairs. LED spot lighting.

BEDROOM ONE

A large light room with a range of built in mirrored wardrobes, large UPVC triple glazed window to the rear, two ceiling light points, TV point, carpet, door to:

ENSUITE SHOWER ROOM

UPVC triple glazed sealed unit window to the rear, large walk in shower with waterfall shower head over, wall mounted wash hand basin with mixer tap and two drawers beneath. Wall mounted mirrored cabinet, tiled walls and flooring, heated towel rail and low level WC.

BEDROOM TWO

UPVC triple glazed sealed unit window to the rear, carpet, built in wardrobe, ceiling light.

SHOWER ROOM

Integral shower room with corner shower cubicle, low level WC, vanity wash hand basin with two storage cupboards beneath. LED spot lighting, extensively tiled walls and floor, wall mounted heated towel rail.

OUTSIDE

The flat is on the first floor with communal stairs and lift to personal flat door. Communal gardens to the rear and visitors parking. There is an allocated underground parking space with power, light and personal large storage cupboard.

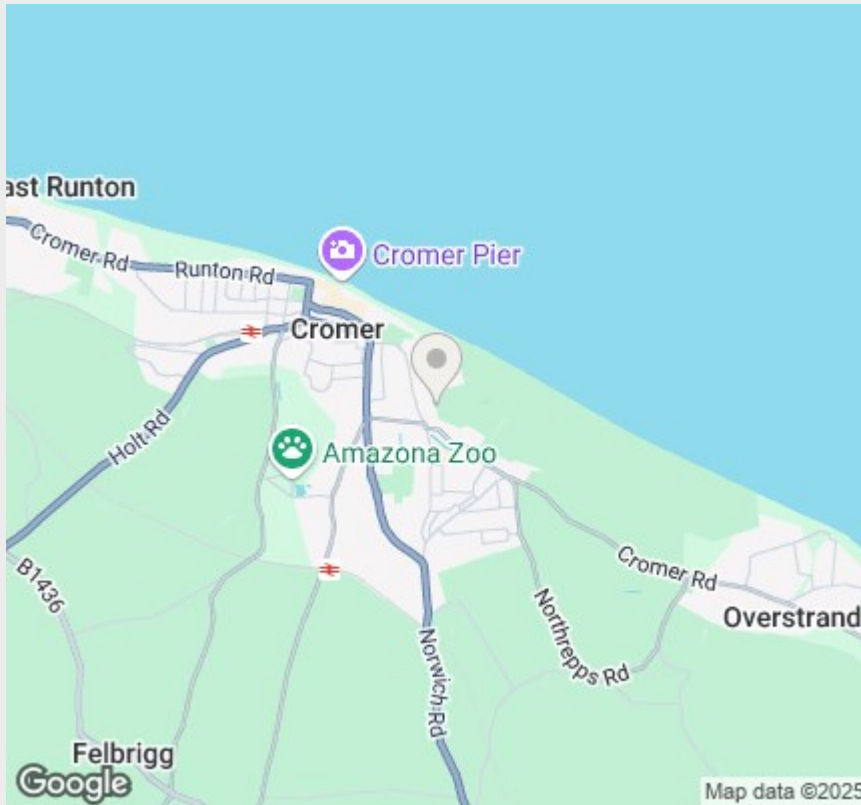
AGENTS NOTE

This property is Leasehold with a lease created on 1st January 2020 with 125 years.

Current service charge is not applicable but the proposed service charge for 2025 is approximately £1800 TBC.

Has a council tax band C.






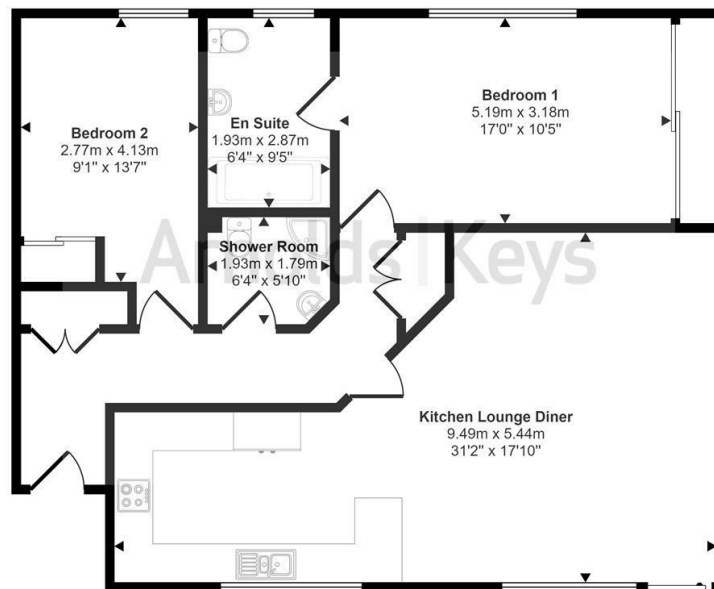
Viewings

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	85	85
(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 	

Approx Gross Internal Area
94 sq m / 1012 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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



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