



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

Price Guide £275,000

- Prestigious development
- Two large double bedrooms
- Views over communal gardens
- Secure underground parking
- Gas central heating
- Second floor apartment
- Ensuite bathroom
- Private leisure facilities
- Lift access
- Leasehold 995 years remaining

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

A superb second floor apartment set in a private, secure and Prestigious Development of Richmond Court Gardens which has stunning landscaped gardens, allocated underground parking, indoor heated swimming pool, gymnasium and bowling green, it has lovely views over the communal gardens and ornamental fish pond. All of which is located just off the Town Centre and within a short walk of the seafront and beach.

This is a two double bedroomed apartment, with two bathrooms, lounge/diner and fitted kitchen and is well presented throughout.



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 entry system, two ceiling lights, carpet, two radiators.

## LOUNGE/DINER

Lovely light room with full height, floor to ceiling, UPVC double glazed windows to the front, giving views over the beautiful communal gardens and ornamental fish pond. Two radiators, two ceiling lights, two wall lights, wooden fireplace surround with freestanding gas coal effect fire. Carpet and archway to:

## KITCHEN

Integral kitchen with a range of base and drawer units with work surface over, space for a fridge freezer, inset stainless steel one and half bowl sink unit with mixer tap over. Inset electric hob with extractor fan above. Built in electric cooker, microwave and dishwasher, matching wall mounted cupboards with under lighting. Tiled splashbacks. Vinyl flooring, ceiling light.

## SHOWER/UTILITY ROOM

Shower cubicle with glazed door, low level WC, pedestal hand basin, radiator, double doors opening to airing cupboard, shelving to side and built in washing machine and tumble dryer. Part tiled walls, ceiling light and vinyl flooring.

## BEDROOM ONE

UPVC full height double glazed window to the rear, carpet, ceiling light, radiator, double doors opening to a large built in wardrobe. Door to:

## ENSUITE BATHROOM

Integral bathroom with panelled bath, low level WC, pedestal wash basin, mirror and light over, separate shower cubicle with glazed shower door, radiator, ceiling light and vinyl flooring. Part tiled walls.

## BEDROOM TWO

UPVC full height double glazed window to the rear, carpet, radiator, ceiling light and double doors opening to built in wardrobe. Further range of bedroom furniture to include, triple wardrobes with full height mirrored doors, dressing table and two small chest of drawers.

## OUTSIDE

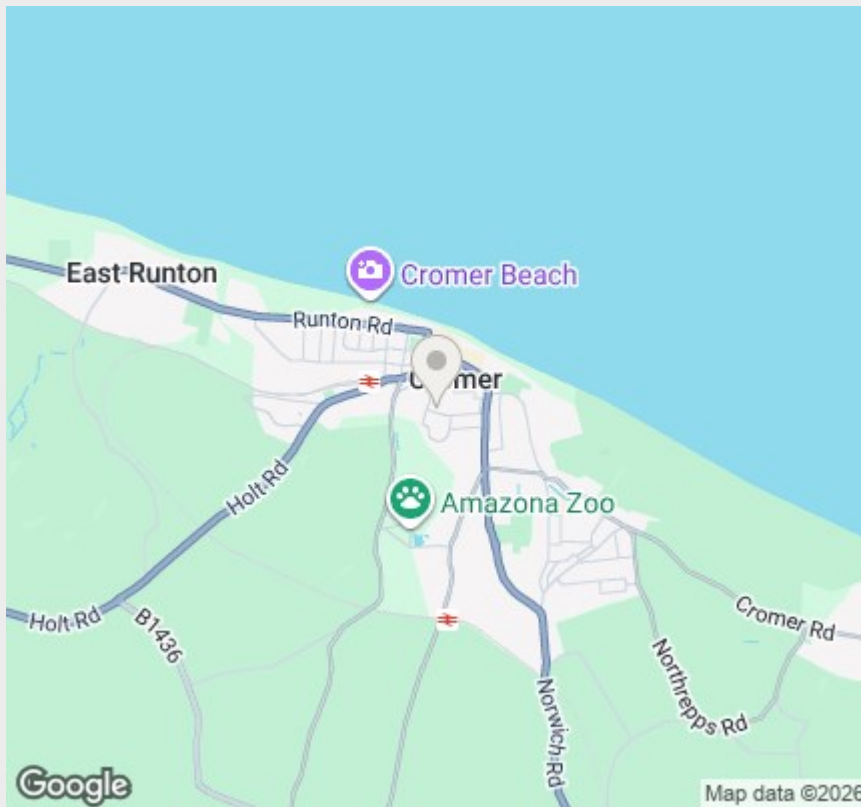
Property sits in private and beautifully maintained communal grounds, with garden ponds and fountains, all beautifully lit up at night. There is a secure underground allocated carparking space, indoor bowling green, gymnasium, swimming pool, games/snooker room and a separate lounge and kitchenette area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

## AGENTS NOTE

The property is Leasehold with 999 year lease with 995 years remaining, and an understanding that the owner has a share of the Freehold which the management company owns.

All mains services connected. Holds a Council Band D and the service and maintenance charges are £3450 per annum.





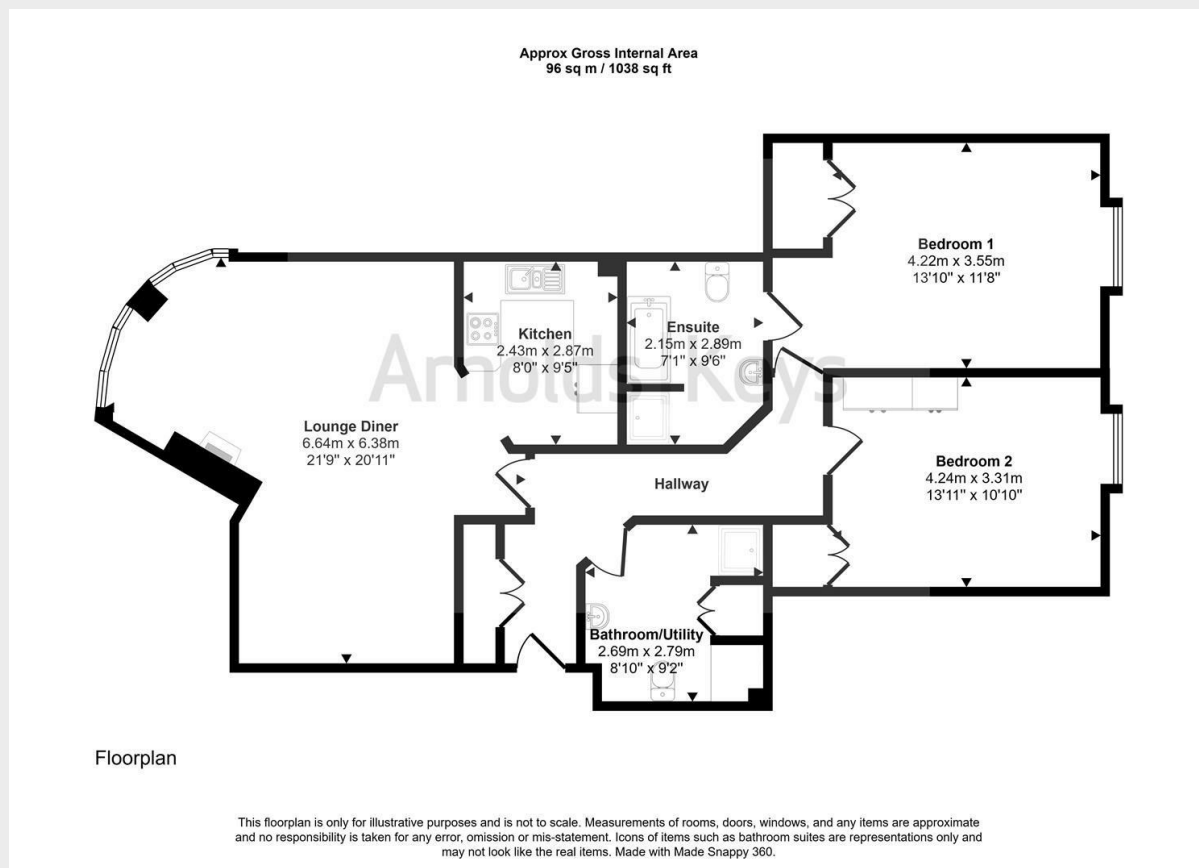
## Viewings

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 78                         | 82        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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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