

Arnolds | Keys



26 Half-year Close, East Runton, Cromer, NR27 9PT

Asking Price £185,000

- Ground floor flat
- Gas central heating
- Lounge/diner
- Enclosed gardens
- Walking distance of village common
- Two double bedrooms
- Off road parking
- Outside storage shed
- Leasehold
- Close to shops and beach

26 Half-year Close, Cromer NR27 9PT

Located in the popular north Norfolk coastal village of East Runton is this purpose built, ground floor apartment set in a small close within easy reach of the Village Common and the small selection of shops, Restaurant and Public Houses. The village is renowned for its beach and seaside walks to the neighbouring town of Cromer, and a regular coastal bus service passes through the centre.

This apartment is an ideal first purchase and offers gas centrally heated accommodation with two bedrooms. Good size lounge and modern kitchen, with a private garden and off road parking. A property that may only be appreciated by a private viewing.



Council Tax Band: A



COMMUNAL ENTRANCE

Secure communal entrance door, and private entrance door into the apartment.

PRIVATE ENTRANCE HALL

Part glazed entrance door, radiator, two large built in cupboards, wood floor, small pane glass panelled door leading to:

LOUNGE/DINING ROOM

A light room with aspects to both the front and side, provision for TV, radiator, wood floor, ceiling light.

KITCHEN

A comprehensive range of modern light wood base and wall cabinets, laminated work surfaces and tiled splashbacks, window to rear aspect, inset four ring electric hob with filter hood above. Built in electric double oven, provision for washing machine and tumble dryer, tiled floor and ceiling light.

BATHROOM

Panelled bath with electric shower over, wash hand basin, tiled walls, ceiling light and window to the rear.

WC

Window to the rear, tiled floor, low level WC, ceiling light and tiled walls.

BEDROOM ONE

Window to the rear, wood floor and ceiling light.

BEDROOM TWO

Window to the front, wood floor and ceiling light.

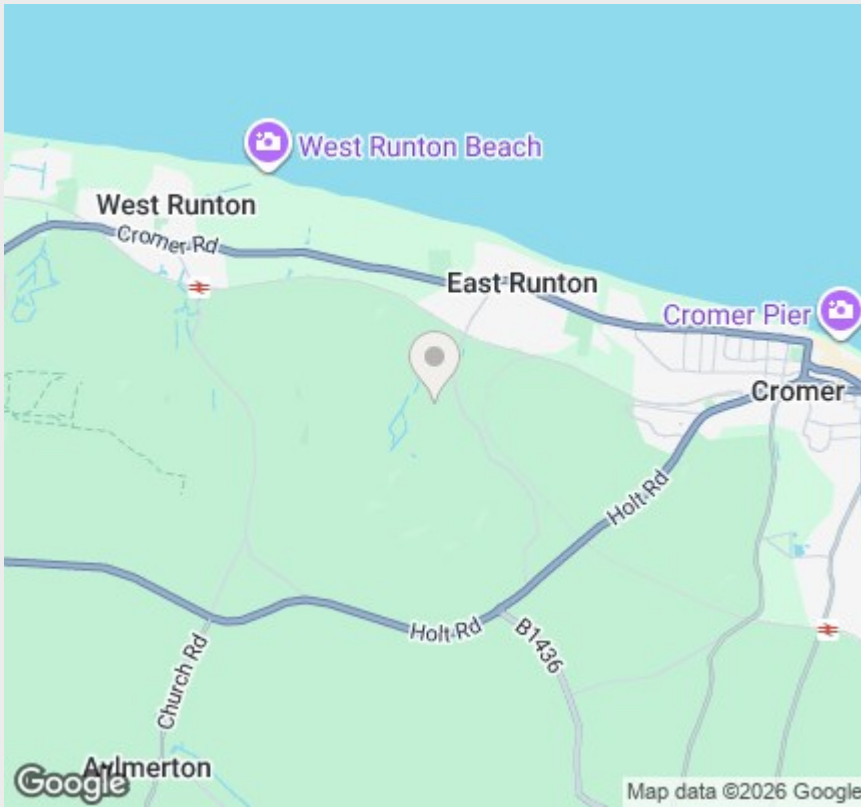
OUTSIDE

There is a private front garden with hedging and mainly laid to lawn, side access leading round to the rear garden with timber panel fencing lawn area and two brick storage sheds.

AGENTS NOTE

The property is held on the balance of a 115 year lease from 1989 with 88 years unexpired. Current Ground Rent/Maintenance charge is approximately £65 per month. The property has all mains services connected and has a Council Tax Rating of Band A. Please note that this property has a Section 157 covenant and may only be purchased by someone who has either lived or worked in Norfolk for the past three years.





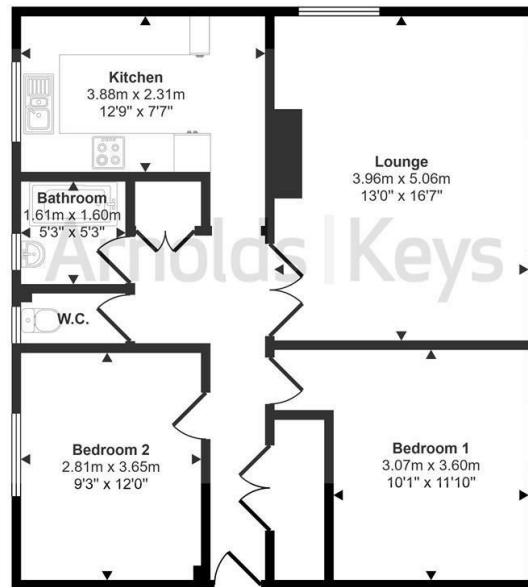
Viewings

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			75
(55-68) D		66	
(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
70 sq m / 752 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.

