



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

£300,000

- Sought after luxury apartment
- Gated complex with residence lounge
- Indoor pool and Gym
- EPC Rating: TBC

This CHAIN FREE ground floor apartment lies in the highly sought after complex of Richmond Court Gardens in the popular seaside town of Cromer. This spacious apartment consists of two double bedrooms, large sitting room, fitted kitchen, family bathroom and a ensuite to the master bedroom. This apartment also includes a separate studio apartment. VIEWING HIGHLY RECOMMENDED



Property Description

OVERVIEW

Richmond Court Gardens is on one of the most sought after addresses within the area. Renowned for its luxury appointed properties and extensive facilities this secure development offers buyers a superb place to live in comfort and style. Location is often the first tick that a buyer looks to make on their list when purchasing a home well tick a way as this property is moments from the town centre facilities, sea front and beach, but also benefits from a tranquil setting, secure parking and well maintained gardens. The range of facilities include; secure underground parking, private swimming pool, gymnasium, residents lounge, snooker room, indoor bowling green, communal gardens and lift access to all floors. Call Henleys to arrange your early viewing for this stunning development and see for yourself the range of facilities on offer at your viewing

OVERVIEW

This immaculate ground floor apartment consists of a spacious lounge with patio doors leading to a private terrace, fully fitted kitchen, two double bedrooms (the current owners used a bedroom as a dining room) a family bathroom and an ensuite to the master bedroom. This property also has the added benefit of including a separate self contained studio apartment, this is ideal for visiting guests or could be utilised as a home office, games room etc. The complex has wealth of facilities included and also comes with secure underground parking and storage.

ENTRANCE HALL

Door to the front, laminate wood floors, intercom phone, large built in storage, doors off to rooms.

LOUNGE - DINER

Spacious lounge diner with double glazed patio doors leading to private patio terrace. Radiator, carpets, wall lights, ceiling fan with light, built in fire with surround and hearth and arch leading into the kitchen.

KITCHEN





Fitted kitchen with wall and base units, sink drainer part tiled, built in electric hob with extractor fan, integrated oven, separate grill, microwave and dishwasher.

MASTER BEDROOM

Double glazed windows to the side, built in wardrobes, radiator and door to ensuite.

EN SUITE

Four piece suite comprising of shower, separate bath, toilet and hand basin and a heated towel rail.

BEDROOM - DINING ROOM

Double glazed window to the side, carpets, fitted wardrobe, radiator and built in shelves.

SHOWER ROOM

Three piece suite, large walk in shower, low level toilet, fitted hand basin with built in cupboards, heat towel rail and part tiled.

STUDIO APARTMENT

This completely separate studio apartment is a fantastic addition to this already great property. The studio apartment lies in a lower level and is great for visiting guests or to utilise as a home office, art studio etc. The apartment includes an entrance hall with storage, cloakroom, open plan bedroom with lounge and fitted kitchen with double glazed window and patio doors onto communal lawns.

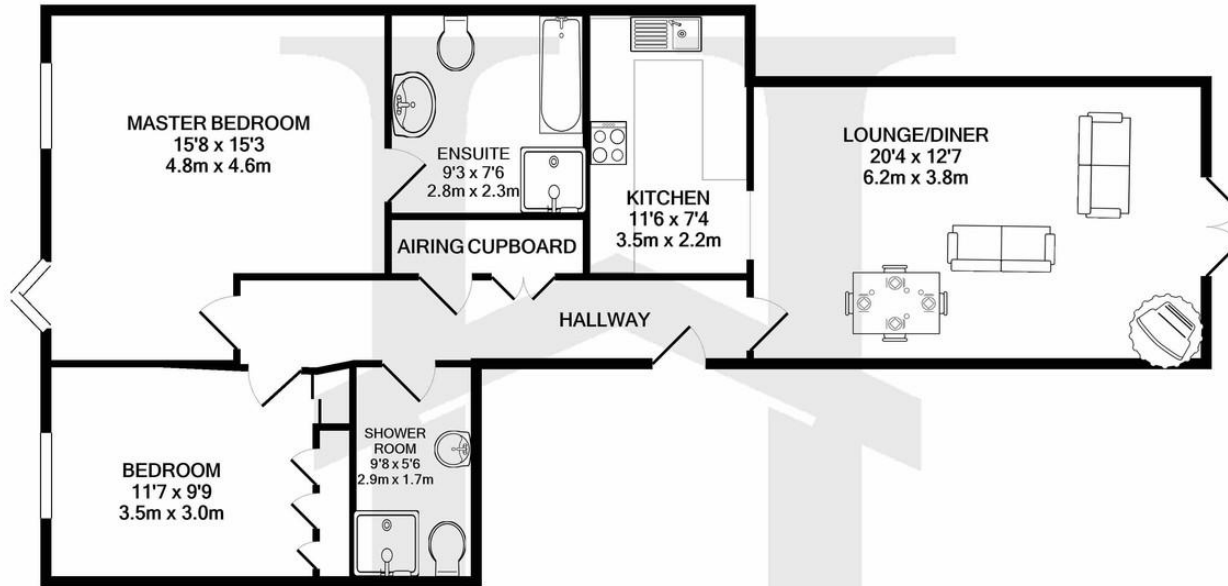
OUTSIDE & PARKING

There is a wealth of communal areas and facilities on offer at Richmond Court Gardens as mentioned above. The property does include a private patio area and also has parking and storage,

TENURE

We have been informed the apartment is leasehold with a share in the freehold. Annual service charges are currently £2,960. The service charge includes use of all the facilities on site at Richmond Court Gardens which includes a swimming pool, gymnasium,





TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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residents lounge, indoor bowling green, table tennis room and snooker room.

96 years remaining on the lease.

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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