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6, Oakwood House, Barclay Court Gardens . Cromer . NR27 0FN



Guide £400,000

STUNNING AND STYLISH APARTMENT IN GATED SETTING

Oakwood House is approached through a beautifully maintained and welcoming communal entrance which offers both stairs and lift access to the first floor. A door then leads to the private entrance hallway which provides access to all rooms. There is also a large utility cupboard with plumbing for washing machine and tumble dryer and two further large cloaks and storage cupboards. Glazed double doors open into the beautifully light and open plan living, kitchen and dining area and patio doors lead to the glazed balcony. The kitchen area has a comprehensive range of high gloss units incorporating fridge freezer, dishwasher, combination oven and hob. The principal bedroom overlooks the woodland area and communal gardens and has a large triple mirrored wardrobe. The beautifully appointed ensuite shower room, has a contemporary suite, of vanity wash basin, w.c. and double length walk-in shower with waterfall shower head. There are two further double bedrooms one with built in mirrored wardrobes. Completing the accommodation is a shower room, immaculately presented with contemporary suite. The apartment has underfloor heating and double glazed windows and doors.

The complex is set in stunning grounds, has a security gated entrance and underground car parking and storage space in addition to visitors' parking. Please note it is a condition that residents must be over 60 or 55 in the event of a couple (one must be over 60).

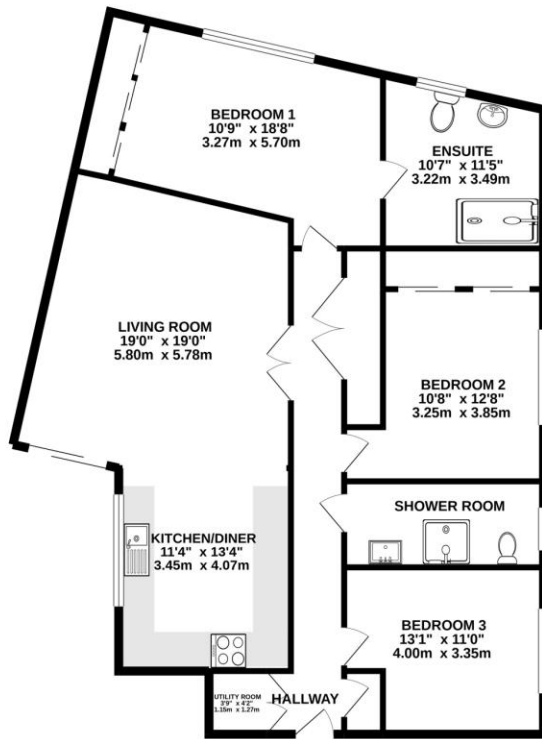


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TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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