



**COLNE ROAD  
, CROMER, NR27 9AQ**

**£925**

A rare opportunity to rent a spacious 2 bedroom first floor apartment within Richmond Court Gardens. Comprising Lounge, Dining Room, Kitchen, Two Double Bedrooms, Shower Room & En-suite Bathroom, Balcony, Secure Underground Parking, Communal Gardens, Communal Swimming Pool & other facilities. Close to Cromer Town Centre. Unfurnished and Available NOW. Call Henleys to view.

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# COLNE ROAD

- First Floor Apartment • Lounge, Dining Room
- Kitchen • Two Double Bedrooms • Shower Room & En-suite Bathroom • Balcony • Communal Garden, Secure Underground Parking • Communal Swimming Pool & Leisure Facilities • Unfurnished & Available NOW • Call Henleys to view



## Richmond Court Gardens

Richmond Court Gardens is one of the most sought after addresses within the area. Ideally located within walking distance of Cromer Town Centre this is an ideal location for anyone wanting to be close to everything without being directly in the hustle and bustle. Benefiting from secure underground parking, gated communal gardens with fish ponds, indoor swimming pool, gymnasium, indoor bowling green, snooker room and lift access to all floors.

## Communal Entrance

Secure door from communal gardens, lift to all floors, stairs to all floors, door to apartment.

## Entrance Hall

Entrance door, carpeted flooring, wall mounted gas fired radiator, security entry phone, carpeted flooring, decorative coving to the ceiling, cupboard housing hot water tank, storage cupboard, glazed door to Lounge, doors to Bedrooms 1, 2 and Shower Room.

## Lounge

uPVC double glazed window to the front aspect with views over the communal gardens, decorative fire place with marble effect back and hearth with inset coal effect gas fired, TV aerial point, telephone point, wall mounted gas fired radiators, carpeted flooring, decorative coving to the ceiling, ceiling rose, archway to Dining Room.

## Dining Room

uPVC double glazed patio doors to front aspect opening onto balcony, wall mounted gas fired radiator, TV aerial point, carpeted flooring, decorative coving to the ceiling, carpeted flooring, archway to Kitchen.

## Kitchen

Range of base and wall mounted unit set beneath roll edge work surfaces, inset twin sink and drainer unit with mixer tap over and drinking water tap, inset electric hob with concealed extractor hood over, built in electric oven, integrated fridge freezer, tiled splash backs, vinyl type flooring, decorative coving to the ceiling.

## Shower Room

Shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap over, shaver point and light, close coupled dual flush WC, washing machine (left at goodwill), storage cupboard, wall mounted gas fired radiator, half tiled walls, vinyl type flooring.

## Bedroom 2

Spacious double bedroom with uPVC double glazed window to the rear aspect with views towards Cromer Church, wall mounted gas fired radiator, TV aerial point, built in wardrobe with hanging rail and shelf, carpeted flooring, decorative coving to the ceiling.

## Bedroom 1

Spacious double bedroom with uPVC double glazed window to the rear aspect with views towards Cromer

Church, wall mounted gas fired radiator, TV aerial point, telephone point, two built in wardrobes with hanging rails and shelves, carpeted flooring, decorative coving to the ceiling, ceiling rose, door to En-suite Bathroom.

#### En-suite Bathroom

Shower cubicle with wall mounted shower, panel sided bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin with mixer tap over and cupboard below, close coupled dual flush WC, wall mounted gas fired radiator, tiled to half height, vinyl type flooring.

#### Outside

The property is accessed via the main gate on Richmond Court Gardens and then via entrance door 4. The communal gardens comprise of lawn areas, paved pathways, ponds and benches.

There is one allocated underground parking space access via Richmond Court Gardens. A lift from the carpark provides direct access to the communal entrance hall of entrance 4.

#### Facilities

Richmond Court Gardens offers an indoor swimming pool for residents use along with a gymnasium, indoor bowling green and snooker room.

#### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

#### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £213.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£711.54) along with the deposit of £1,067.30 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

## 37 RICHMOND COURT GARDENS





Total floor area 117.1 sq.m. (1,261 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	78	
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements