

henleys

ESTATE AGENCY SIMPLIFIED



19 RICHMOND COURT GARDENS

Colne Road, Cromer, NR27 9AQ

£350,000

Leasehold

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Colne Road
Cromer
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Leasehold

- **Prime Colne Road setting, just moments from Cromer town centre, beach, and the iconic pier**
- **Highly regarded development set within beautifully maintained communal gardens**
- **Rare ground floor, garden-facing aspect with views for a more sociable, connected outlook**
- **Generous, well-balanced layout centred around a spacious entrance hall**
- **Secure underground parking and lift access to all floors**
- **Exceptional resident facilities including swimming pool, gym, lounge, snooker room, and indoor bowling green**

Agents Note

Council Tax: D

Mains water, drainage and electricity. Electric central heating.

Leasehold information: 999 year term from 2018; £1,775 service charge paid bi-annually for: all external grounds; maintenance of building and communal areas; heating and lighting of communal areas.; building insurance.

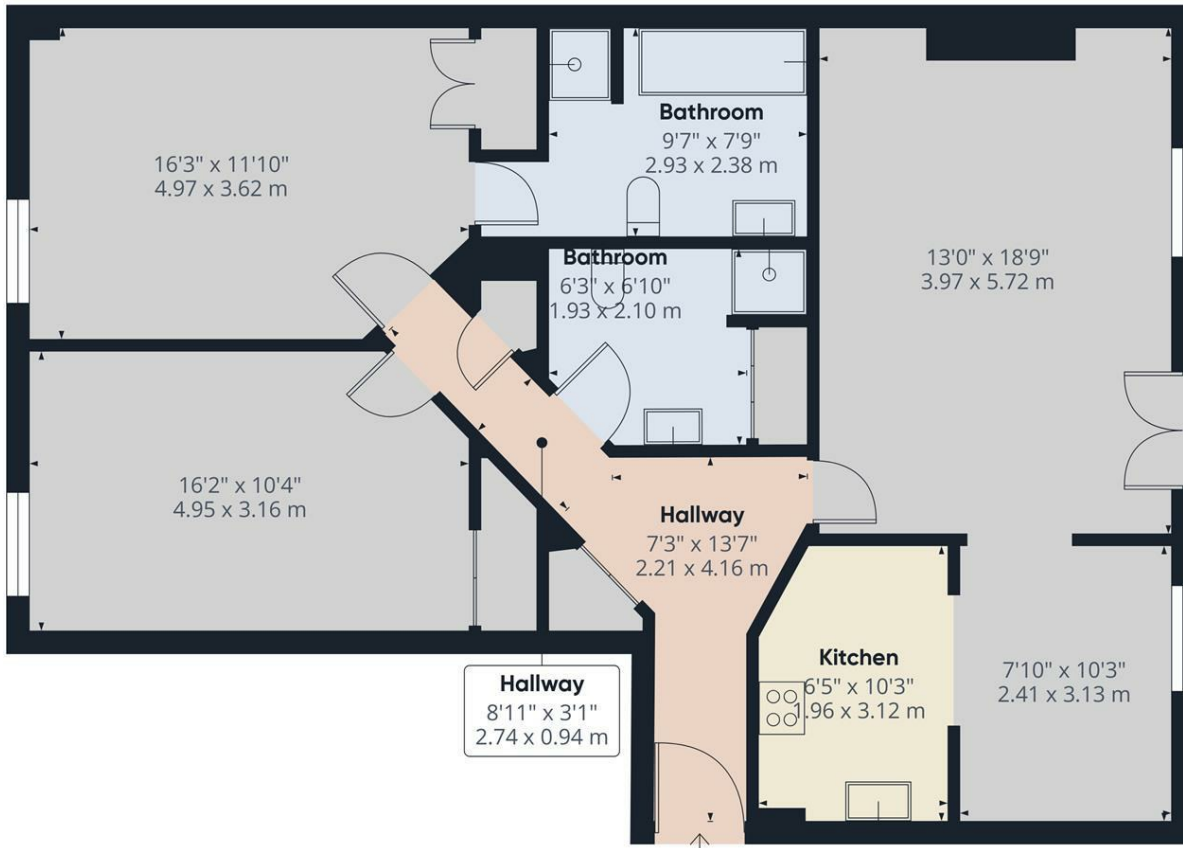
Enjoying a prime position along Colne Road, Richmond Court Gardens lies just a short stroll from the heart of Cromer, where an array of independent shops, cafés and coastal amenities converge with the town's celebrated beach and iconic pier. This highly regarded development is set within beautifully maintained communal grounds, offering a peaceful retreat while remaining effortlessly connected to the vibrant seaside setting that defines this sought-after North Norfolk town.

The apartment itself occupies a particularly favourable position within the building, benefitting from access at a ground level approach. This subtle distinction affords both ease of entry and a heightened sense of presence, with well-proportioned accommodation arranged around a generous central hallway that enhances the feeling of space and flow throughout. Notably, the apartment enjoys rare views across and direct connection to the communal gardens, creating a sociable and uplifting aspect that is seldom available within the development.

Richmond Court Gardens is renowned for its outstanding range of resident facilities, designed to complement a relaxed and engaging lifestyle. These include secure underground parking, lift access to all floors, a private swimming pool, fully equipped gymnasium, residents' lounge, snooker room, and even an indoor bowling green. Together, these amenities create a unique sense of community and convenience, firmly establishing the development as one of Cromer's most desirable addresses.







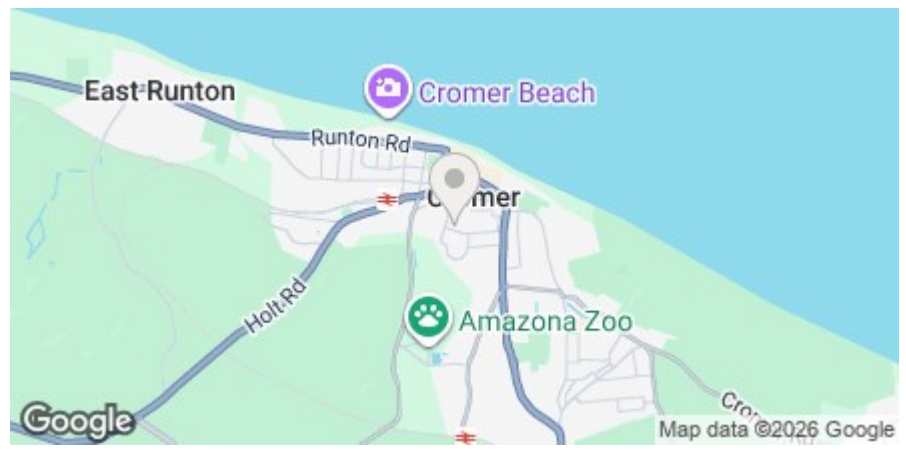
Approximate total area¹⁾
1011 ft²
93.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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