

Arnolds | Keys



Appt 1, Larchwood House Barclay Court Gardens, Cromer, NR27 0FP

Price Guide £415,000

- Ground floor apartment
- Private garden
- Open plan living and kitchen
- Underfloor heating
- Leasehold
- Two double bedrooms
- Single garage
- Immaculately presented
- Summer House
- Over 55's complex

Appt 1, Larchwood House Barclay Court Gardens, Cromer NR27 0FP

Larchwood House is situated in a development of similar elegant apartments. The apartment has been built to a high specification, and particularly this apartment has had an extension with a second reception room with french doors out onto the garden.

This apartment is situated on the ground floor, with patio area, and private garden and a detached single garage. An absolutely stunning property and immaculately presented.



Council Tax Band: D



COMMUNAL ENTRANCE

Access for visitors, provided by a security entry phone system. Lift to all floors and solid wood door into the private apartment.

ENTRANCE HALLWAY

Doors to all rooms, solid wood flooring, ceiling light, underfloor heating, door to storage cupboard.

OPEN-PLAN SITTING ROOM AND KITCHEN

Beautiful area to relax and enjoy looking out onto the garden. Large sliding patio door, solid wood flooring, TV point, two ceiling light points. Open plan leading into the stunning kitchen with a range of cream base and wall units, with integral appliances to include fridge freezer, washing machine, built in eye level oven with inset electric hob and extractor hood over. Granite work top with inset drainer and sink, mixer tap over. Low breakfast bar with seating for two chairs. UPVC sealed unit window to the rear, ceiling light, door to storage cupboard.

From the lounge area there is an archway to the second reception room

SECOND RECEPTION/GARDEN ROOM

A truly delightful room with views over the garden. Triple aspect room with UPVC sealed unit windows to the front, rear and side and french doors leading out onto the garden. Tiled flooring with underflooring heating and ceiling light.

PRINCIPAL BEDROOM

A large room with a range of built in wardrobes, large UPVC sealed unit window to the front, two ceiling light points, TV point, carpet, door to

ENSUITE SHOWER ROOM

UPVC sealed unit window to the front, large walk in shower with waterfall shower head over, wall mounted single wash hand basin with mixer tap and two drawers beneath. Wall mounted mirrored cabinet, tiled walls and flooring, heated towel rail and low level WC.

BEDROOM TWO

UPVC sealed unit window to the rear, carpet, built in wardrobe, ceiling light.

BATHROOM

UPVC sealed unit window to front, walk in shower cubicle with sliding doors, wall mounted vanity wash hand basin with single bowl and two storage cupboards beneath, low level WC. Tiled walls and

floor, heated towel rail, wall mounted mirrored bathroom cabinet.

OUTSIDE

The apartment is approached by a brick weave driveway leading to the detached single garage with electric door, power and light. Communal gardens to the front. Private garden to the rear, with mature plants and shrubs, lawn area, seating patio area off the sitting room. Water tap and outside lighting. Timber Summer House measuring 8' x 10'.

TENURE

This property is Leasehold with a lease created on 6th March 2020 with 125 years. Current service charge is not applicable but the proposed service charge for 2024 is approximately £1800 TBC.

AGENTS NOTE

All services are connected, mains water and drainage. This property has a council band tax D.




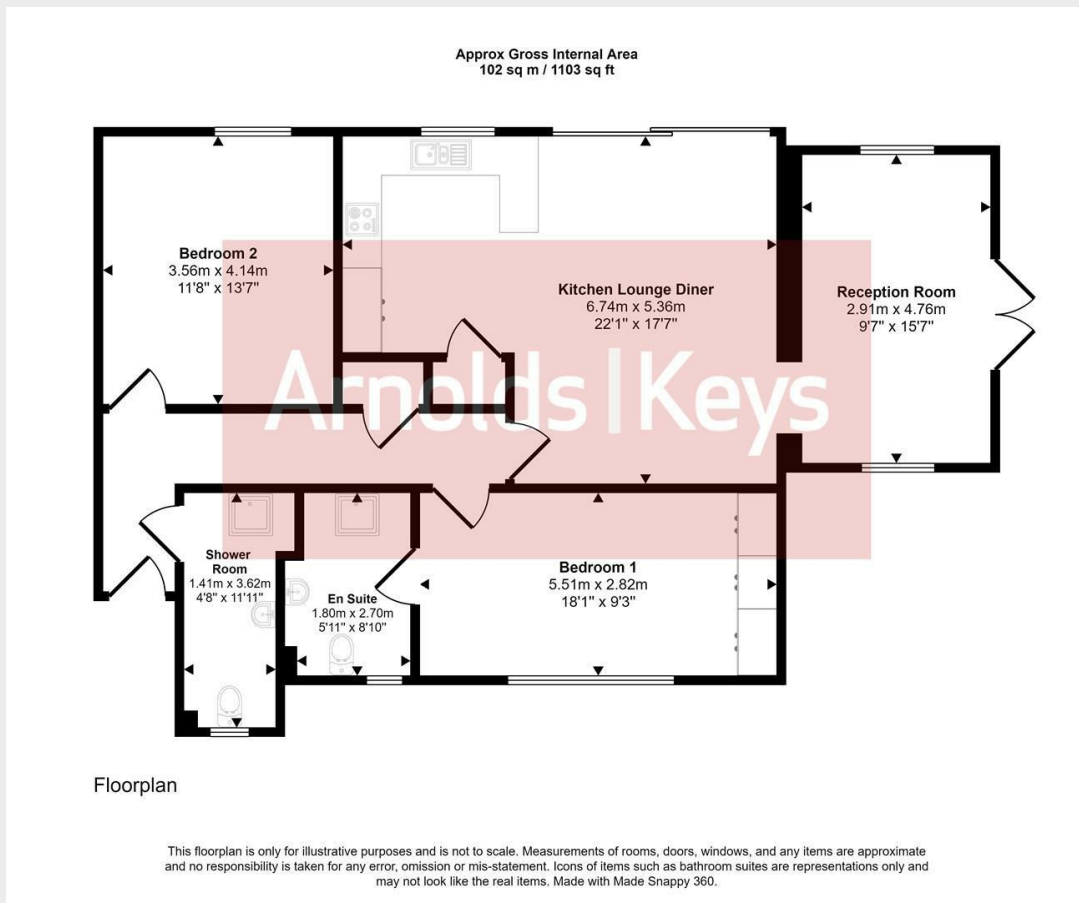


Viewings

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	84	84
(69-80) C		
(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 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.