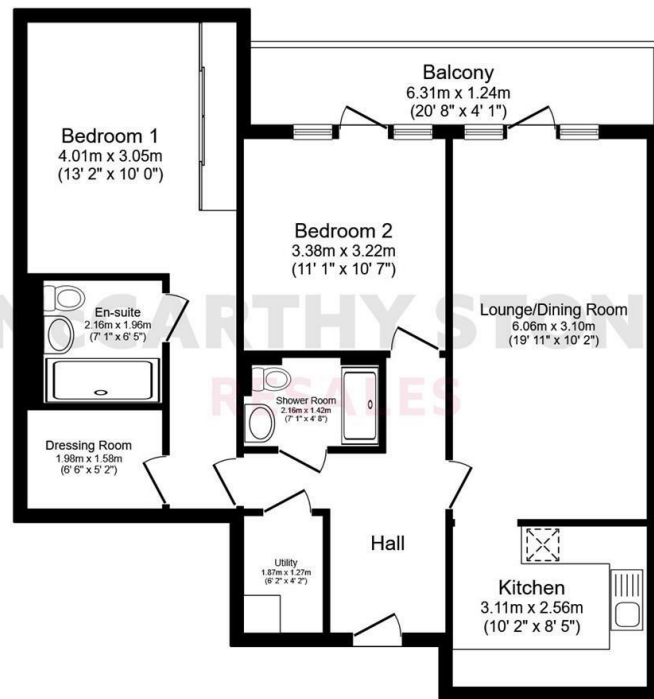


McCARTHY STONE RESALES

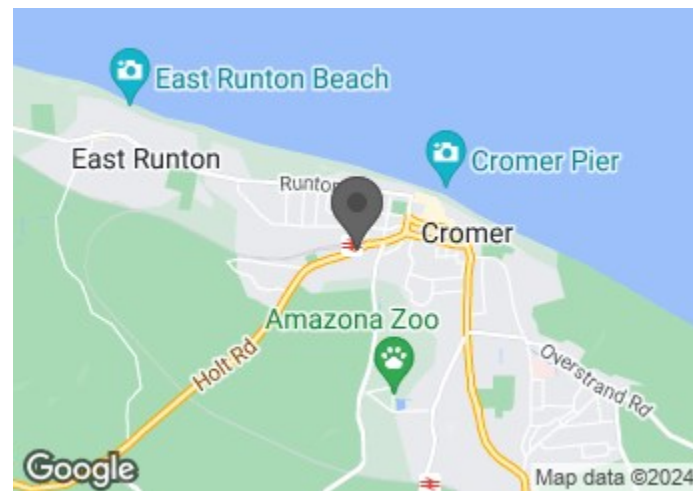
17 JUSTICE COURT
HOLT ROAD, CROMER, NR27 9EL



Total floor area 79.6 sq.m. (857 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	86



TWO BEDROOM SOUTH FACING apartment with WALK OUT BALCONY overlooking the rear gardens, situated within a popular McCarthy Stone retirement living development.

PRICE REDUCTION

OFFERS OVER £290,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

McCARTHY STONE RESALES

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JUSTICE COURT, HOLT ROAD, CROMER,

2 BEDROOMS £290,000

JUSTICE COURT

Justice Court was built by McCarthy & Stone and designed specifically for independent living for the over 60's and is located in the popular seaside town of Cromer.

The development consists of 35 one & two bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist level ovens, secure entry system, under floor heating, illuminated light switches and fitted wardrobes to the bedroom. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security system. All energy costs of the Home Owners lounge and other communal areas are covered in the service charge. For your peace of mind the development has a 24-hour emergency call system, should you need assistance. The Home Owners lounge provides a great space to socialise with family and friends. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability).

LOCAL AREA & APARTMENT OVERVIEW

Justice Court is situated in the heart of the seaside town of Cromer, where you will find plenty of amenities within easy reach. There's an abundance of shops, supermarkets, cafes, bars and restaurants close by and the sea front pier is just half a mile away where you will find the Pavillion Theatre as well as enjoying walks along the coastline. Further afield Norwich city centre is less than an hour by car or there's regular bus and train services available on most days.

ENTRANCE HALL

Front door with spy hole leads to a spacious hall with the 24-hour Tunstall emergency response pull cord system, security door entry system and smoke detector. Two ceiling lights. From the hallway there are doors leading to a utility/storage area housing a washer drier. Further doors leading to the lounge, shower room and both bedrooms.

LOUNGE

A bright and spacious south facing lounge benefiting from a

double glazed door and side windows, leading onto the walk out balcony. TV and power points. There is space for dining room furniture and a wide opening to open plan kitchen.

KITCHEN

A modern kitchen fitted with a range of low and eye level units and drawers with a roll edge work surfaces with matching up-stand. Stainless steel sink with mixer tap and drainer. Integral fridge/freezer, waist height level oven (for minimal bend) with space above for microwave, ceramic four ring hob with chrome chimney extractor hood above. Space for a dishwasher. Under pelmet lighting and ceramic floor tiling.

MASTER BEDROOM

A spacious, bright and airy south facing master bedroom with a full height double glazed window with views towards the rear gardens. TV points, telephone point and power points. Door to a large walk in wardrobe fitted with bespoke shelving and hanging rails. Door to modern en-suite bathroom.

ENSUITE BATHROOM

Immaculate en-suite bathroom comprising; low level bath with grab rails and shower unit and glass screen. WC, wall hung vanity unit wash hand basin, wall mounted heated towel rail. Emergency pull-cord.

BEDROOM TWO

South facing double bedroom with patio door and full height windows either side which lead onto the balcony which overlook the rear gardens. This room would be perfect for use as a study, hobby or dining room.

GUEST SHOWER ROOM

Fully tiled with suite consisting of a double shower with glass sliding door and support rail. WC, hand basin with mirror over. Central ceiling light, heated towel rail.

CAR PARKING SCHEME

Car parking spaces are on a rental basis and subject to availability (speak to your House Manager for further information)

SERVICE CHARGE

- On-site visiting House Manager

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,387.27 per annum (up to financial year end 30/09/2024).

GROUND RENT

Ground rent: £495 per annum
Ground rent review: 1st Jan 2030

LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2015
It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

