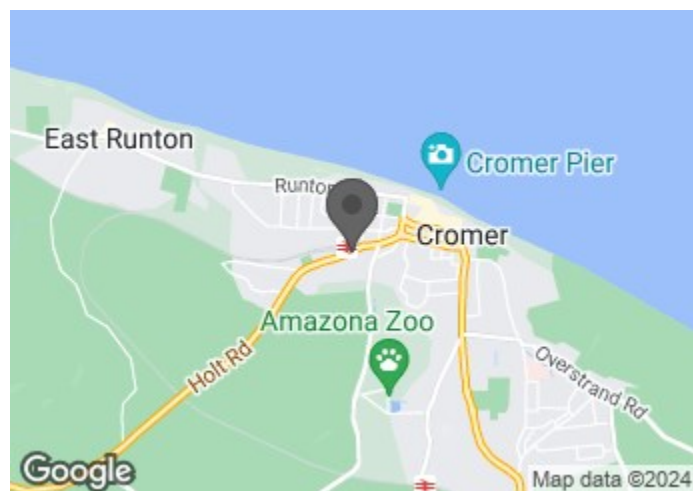


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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**8 JUSTICE COURT
HOLT ROAD, CROMER, NR27 9EL**



WELL PRESENTED first floor apartment benefitting from a FULL HEIGHT window in the living room and an OPEN PLAN kitchen, situated within a popular McCarthy Stone retirement.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £165,000 LEASEHOLD

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

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

JUSTICE COURT, HOLT ROAD, CROMER, NORFOLK, NR27 9EL

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). It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

LOCAL AREA

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 Pavilion 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. From the hallway there are doors leading to a utility/storage area housing a washer drier. Further doors leading to the living room, bathroom and bedroom.

LOUNGE

Bright and spacious lounge benefitting from a dual aspect with full height windows providing both side and front aspect. The room allows space for dining. TV and Sky/Sky+ connection points, two decorative ceiling lights and raised height power points. Access to open plan kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface with upstand. Window with blind sits above the stainless steel sink with mono tap and drainer. Waist level oven with space above for microwave, four ring ceramic hob with stainless steel chimney extractor fan over. Integral fridge/freezer. Under pelmet lighting and ceramic floor tiling.

BEDROOM

Double bedroom with the benefit of a full length window providing views towards the front elevation. Built in mirror fronted wardrobe with sliding doors. TV point, decorative ceiling light and raised height power points.

SHOWER ROOM

Fully tiled suite comprising; shower with support rail and screen, WC, vanity unit with hand basin and illuminated mirror above. Heated chrome towel rail, extractor and emergency pull cord system.

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

1 BED | £165,000

Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,924.88 per annum (up to financial year end 30/09/2024).

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

PARKING PERMIT SCHEME

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

LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2015

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

ADDITIONAL SERVICES

- ** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living cost's.
- ** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Super fast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

