

12 Homecolne House

Louden Road, Cromer, Norfolk, NR27 9EF



PRICE: £110,000

Lease: 125 years from 1987

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH DOOR TO PATIO AREA

Homecolne House was constructed by McCarthy & Stone (Developments) Ltd and comprises 50 properties arranged over 3 floors each served by lift. Situated in an ideal location being close to the Sea Front and local shops and on main bus route with the bus stop outside the development. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency


Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- Lift to all floors
- Minimum Age 60
- Guest Suite
- Development Manager
- LEASEHOLD 125 years from 1987



**For more details or to make an appointment to view, please contact
Mandy Abbott**

Floor Plan to follow.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
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	

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For Financial Year Ending:

31/08/24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3766.92

Council Tax Band:

A

Event Fees:

1% Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.