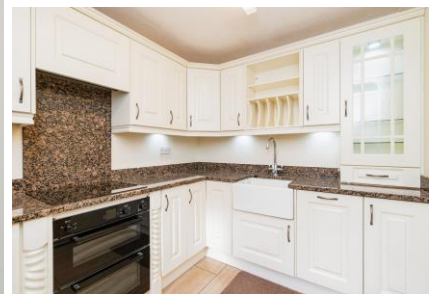


## 3 Ashdown Court

Cliff Avenue, Cromer, Norfolk, NR27 0AE



**PRICE: £175,000**

**Lease: 99 years from 1989**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO COMMUNAL GARDENS.

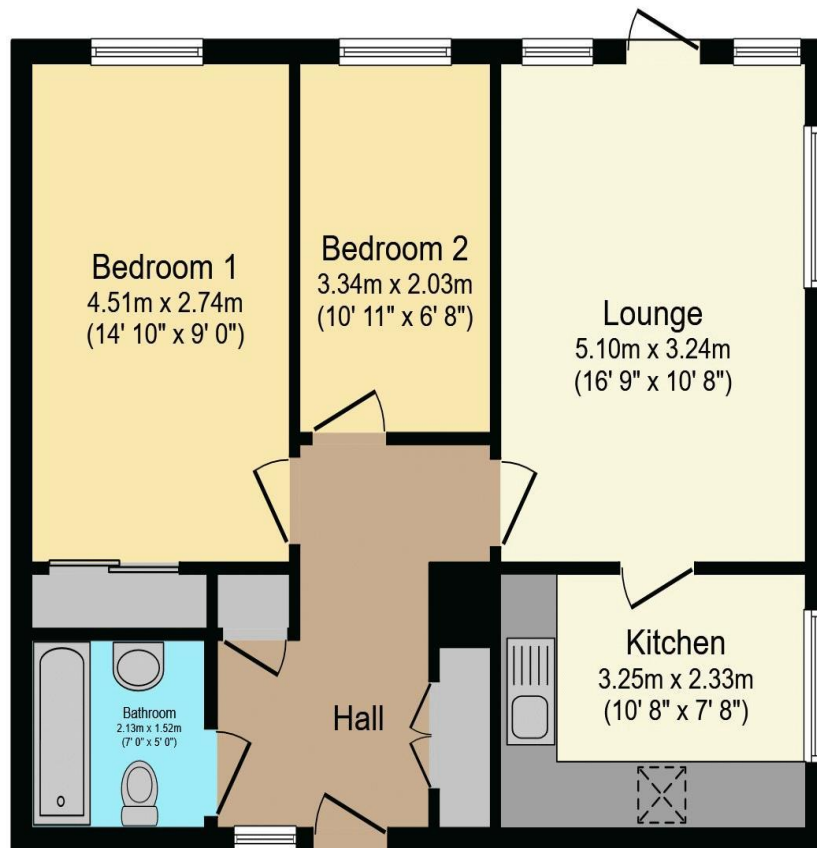
Ashdown Court was constructed by Anglia Secure Homes and comprises a total of 52 apartments, bungalows and cottage style properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises a lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that all residents be over the age of 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 call system  
Hairdressing/chiropractic Salon  
Lift within the main development

Two Guest Suites  
Development Manager  
Price to include carpets, curtains and light fittings  
Lease: 99 years from 1989



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



Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/12/25**

**Annual Ground Rent:**

**£245.66**

**Ground Rent Period Review:**

**Next uplift 2031**

**Annual Service Charge:**

**£4269.74**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**Nil Contingency**

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Registered in England No. 3829469



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.