



**Ashdown Court, Cromer NR27 0AE**



**welcome to**

**Ashdown Court, Cromer**

NO ONWARD CHAIN

William H Brown are delighted to present this quaint yet spacious two Bedroom Cottage set on the Ashdown Court complex in the seaside town of Cromer. The property offers flexible accommodation to include Lounge, Dining Room/Bedroom, Kitchen, downstairs Shower Room & upstairs



**Ashdown Court is a purpose built over 55's complex which consists of apartments and cottages and lies in the sought after area and seaside town of Cromer.**

**Facilities offered by the development include:**

- **On-site manager during working hours, red-call system for anytime**
- **Two guest rooms, which can be booked for a nominal fee through the manager**
- **Storage Room, where a few boxes or a case can be kept under manger held keys**
- **Launderette coin operated room**
- **Common Room, offering various activities and socialising opportunities as well as useful for larger family visits**
- **On-site hair salon**
- **One key Access, the key for the house operates both front doors and the rear door, as well as giving access to the main building doors and the Overstrand Road gate**
- **Ample Parking, available next to the property, with additional spaces around the front of the main block for guests and visitors.**

**The property itself consists of Entrance Hall, Living Room, Kitchen, ground floor Bedroom/Dining Room and Shower Room to the ground floor, while upstairs offers Bedroom & Bathroom. Outside has a covered walkway & private rear garden and is located in the seaside town of Cromer with a traditional pier (complete with a theatre providing seaside special variety shows), and is awash with small local independent shops as well as transport links into Norwich City Centre.**

### **Entrance Hall**

Built-in cupboard, wall mounted storage heater, emergency pull cord & door leading to Living Room. Stairs with stair lift, leading to the first floor.

### **Living Room**

14' 10" x 10' 3" ( 4.52m x 3.12m )

Dual aspect double glazed windows with views to the front & side, door leading to the Kitchen, wall mounted storage heater & emergency pull cord.

### **Kitchen**

8' 4" x 7' 3" ( 2.54m x 2.21m )

Gloss cream doors with aqua quartz work surfaces over top, integrated oven & hob, free standing white goods and door leading to the covered walkway.

### **Hallway**

Leading off the living room, doors leading to dining room/bedroom 2 & downstairs shower room and large under stairs cupboard off the corridor between lounge and shower room providing excellent storage

### **Dining Room / Bedroom Two**

9' 2" x 8' 3" ( 2.79m x 2.51m )

Door leading to the private rear garden, two double glazed windows to the rear, wall mounted storage heater & emergency pull cord.

### **Shower Room**

Suite comprising shower cubicle, hand wash basin, WC, tiled walls, wood laminate flooring, frosted double glazed window & emergency pull cord.

### **Landing**

Under eaves storage, large airing cupboard housing the water tank, double glazed window, emergency pull cord, hatch for loft access

### **Bedroom One**

14' 11" max x 14' 8" max ( 4.55m max x 4.47m max )

Double aspect room from 2 double glazed windows to the side & rear, fitted wardrobes with mirror sliding doors, wall mounted storage heater, loft hatch & emergency pull cord.

### **Bathroom**

Suite comprising bath with overhead shower, hand wash basin, low level WC, heated towel rail, electric wall heater, emergency pull cords & ceiling spotlights.

### **Outside**

To the front of the property are communal gardens and a small paved area. To the rear of the property is a small courtyard garden.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Ashdown Court, Cromer

- NO ONWARD CHAIN
- 2 Bedrooms & 2 Bath/Shower Rooms
- End-Terraced Cottage with Ample Parking & Private Garden
- On-Site Amenities
- Council Tax Band C

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108143 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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