



**Ashdown Court, Cromer, NR27 0AE**



**welcome to**

**Ashdown Court, Cromer**

**\*\*NO ONWARD CHAIN\*\***

William H Brown are pleased to present this GROUND FLOOR, 2 Bedroom Apartment set in Ashdown Court in the popular seaside town of Cromer & is accompanied by its own garden space. Call us to book your viewing!



## Description

Ashdown court is a purpose built over 55s complex, consisting of Apartments and Cottages. It 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
- Coin operated Launderette Room
- Common Room, 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 gives 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.

Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away, so why not take advantage of Mary Jane's or No.1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier and take in the coastal beauty, to see why many people like to call Cromer home!

## Lounge

16' 4" x 10' 7" (4.98m x 3.23m)

Open plan Lounge/Kitchen with electric fire set in a white feature fireplace, electric heater & double glazed door leading to garden space.

## Kitchen

10' 7" x 7' 8" (3.23m x 2.34m)

New fitted kitchen consisting of white cupboards and draws, work surfaces ovetop, integrated white good appliances & double glazed window.

## Bedroom One

14' 9" x 9' (4.50m x 2.74m)

Fitted wardrobe with sliding doors, electric storage heater & double glazed window with views to the rear.

## Bedroom Two

10' 11" x 6' 8" (3.33m x 2.03m)

Electric storage heater & double glazed window with views to the rear.

## Bathroom

Suite comprising bath with overhead electric shower, wash basin, WC & tiled walls.

## Outside

The apartment benefits from its own private garden area, which is perfect for a few potted plants and a seat to enjoy the peaceful sunny space. The property also comes with parking.

## Agent's Note

Our Vendors inform us there are Ground Rent & Service Charges applicable. Please contact us on 01263 513764, for more details.



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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## Ashdown Court, Cromer

- NO ONWARD CHAIN
- 2 Bedroom Ground Floor Apartment
- Private Garden Space
- Off-Road Parking
- Close to Town & Amenities

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.

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108196 - 0009

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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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