









welcome to

Ashdown Court, CROMER

A two bedroom generously proportioned property converted from a former stables in a sought after over 55's development with easy access of Cromer town centre.













Entrance

Upvc double glazed front door to the entrance hall, buit in cupboard with wall mounted consumer unit and electric meter, staircase rising to first floor with fitted lift, wall mounted night storage heater.

Cloakroom

Suite comprising wash hand basin and WC, tiled splashback,heated towel radiator, extractor fan and built in storage cupboard.

Dining Room

12' 5" x 8' 6" (3.78m x 2.59m)

Wall mounted night storage heater, opening to the lounge, further doorway leading to the kitchen, double glazed window and under stairs storage cupboard with bolted down safe.

Kitchen

9' 4" x 6' 1" (2.84m x 1.85m)

Fitted with a range of shaker style base and wall mounted units comprising cupboards and drawers, work surface with one and a half bowl sink drainer, space and plumbing for domestic appliance, further undercounter appliance spaces, tiled splashbacks, built in electric oven, hob with cooker hood above, double glazed window. White goods are also available for negotiation.

Lounge

17' 5" x 9' 9" (5.31m x 2.97m)

Feature Adam style fireplace with electric fire fitted, wall mounted night storage heater, upvc double glazed windows and door leading to exterior, tv and telephone points.

Landing

Wall mounted night storage heater, exposed beams, access to the loft space and to all rooms, airing cupboard with factory lagged water tank and slatted shelving,

Shower Room

8' 10" x 7' 3" (2.69m x 2.21m)

Suite comprising glazed corner shower enclosure, hand wash basin, mirror with light and shaver point above, WC, heated towel radiator, wall mounted fan heater, exposed beams, opaque double glazed window and tiled walls.

Bedroom One

14' 9" excluding wardrobe depth x 9' 9" (4.50m excluding wardrobe depth x 2.97m)

Exposed beams, upvc double glazed window, wall mounted night storage heater, access to the loft, built in cupboards to one wall comprising hanging space and shelving, tv point.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.02m)

Exposed beams, double glazed window, fitted wardrobe, desk and wall mounted night storage heater,

Exterior

Rear garden is communal and has a patio areas and flower borders. The complex has ample off-road parking for residents and their visitors.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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Ashdown Court, CROMER

- Over 55's Development
- Converted Victorian stables
- Two double Bedrooms
- Convenient access to Town Centre
- No onward Chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 4219.44

Ground Rent: 245.66

This is a Leasehold property with details as follows; Term of Lease 159 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.





Ground Floor

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 approxim 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. must rely upon its own inspection(s). Powered by www.foodalegent.com

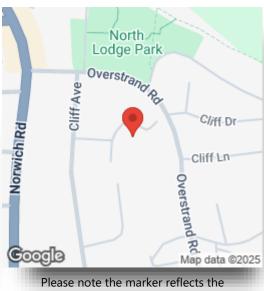
First Floor

£165,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM109099



Property Ref: CRM109099 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9H7



williamhbrown.co.uk

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.