



Ashdown Court, Cromer NR27 0AE

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.



A delightful two storey house being converted from a period stables in the ever popular age restricted over 55's development of Ashdown Court. The property features two double bedrooms served by a first floor bathroom, lounge/diner, modern kitchen, stair lift, wall mounted emergency call system in each room, residents parking and no chain.

Entrance

Upvc double glazed front door to the entrance hall, built 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.



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). Powered by www.focalagent.com



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welcome to

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: E

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.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM109099 - 0004

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