



Justice Court, Cromer NR27 9EL

welcome to

Justice Court, Cromer

William H Brown are delighted to offer this well-presented 2 bedroom, two bathroom SOUTH FACING apartment paired with balcony looking over the stunning rear gardens. Offered with NO ONWARD CHAIN, call us today!



This stunning SE Facing apartment is a must view to truly appreciate the space on offer. The apartment itself consists of entrance hall, open plan kitchen/living room with walk out balcony, utility room, shower room and two double bedrooms, master bedroom with en-suite and dressing room!

Justice Court was built by McCarthy & Stone and designed specifically for independent living for the over 60's and is located in the popular seaside town of Cromer.

The development consists of 35 one & two bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist level ovens, secure entry system, under floor heating, illuminated light switches and fitted wardrobes to the bedroom. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security system. All energy costs of the Home Owners lounge and other

Entrance Hall

The front door leads to a spacious hall with emergency pull cord systems, doors lead off the hall to the Utility Room, Living Room, Bedrooms and Shower Room.

Living Room

19' 5" + door recess x 10' 3" (5.92m + door recess x 3.12m)
A light and airy room paired with double glazed door leading onto the south facing walkout balcony. The room is open plan leading to the Kitchen.

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)
A stylish modern kitchen with white fronted cupboards and wood effect work surfaces over top, integrated fridge/freezer, oven and hob. Space for microwave and dishwasher.

Bedroom One

13' 2" + french door recess x 10' including wardrobes (4.01m + french door recess x 3.05m including wardrobes)
South facing room with full height double glazed window with views towards the stunning rear gardens, door leads to walk in dressing room and En-suite.

En-Suite

Modern white suite comprising bath with overhead shower, wall hung vanity hand wash basin and WC.

Dressing Room

Room equipped with bespoke shelving and hanging rails.

Bedroom Two

12' into french door recess x 10' 7" (3.66m into french door recess x 3.23m)
South facing double room with full height double glazed window and door leading onto the walkout balcony with stunning rear views of the gardens.

Shower Room

Fully tiled with modern white suite comprising shower cubicle, wall hung vanity hand wash basin and WC.

Utility Room

Utility storage area currently housing a washer dryer.



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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Justice Court, Cromer

- NO ONWARD CHAIN
- Master Bedroom with En-suite and Dressing Room
- Utility Room
- Living Room with Walk-out Balcony
- Council Tax Band A

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108050 - 0007

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 guidance 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.

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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