



28 Ainsworth Court, Holt

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**28 Ainsworth Court
Holt, Norfolk NR25 6FD**

North Norfolk Coast 3 miles,
Norwich 20 miles

A superbly appointed first floor two bedroom apartment situated in a much favoured residential area of the town. The property has recently been re-furbished and now offers a well presented home.

GUIDE PRICE £170,000



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THE PROPERTY

The property offered for sale is a superb first floor two bedroom apartment. Situated at the north eastern corner of the building the property enjoys view over the communal grounds and Grove Lane. The retirement development is tailor-made for the over sixties, the apartment has been constructed to a very high standard by McCarthy and Stone. Recently re-furbished to include new carpets and re-decoration. The accommodation comprises of an entrance hall, a good size sitting room with a dining area, a well fitted out kitchen, two bedrooms and a shower room. The apartment enjoys the benefit of sealed unit double glazed windows, modern night storage electric heating, an intruder alarm, illuminated light switches and coved ceilings. There is a house manager [together with 24 hour emergency call out facility]. The property shares a communal lounge and kitchen area together with well tended communal gardens and residents parking. There is no onward chain with this property.

LOCATION

Ainsworth Court is a very short walk from Holt High Street and its extensive amenities and also convenient for Gresham's schools. Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

DIRECTIONS

Leave Holt High Street via the Cromer Road. After passing Gresham's Preparatory School turn right into Grove Lane. Turn first left also sign posted Grove Lane. Ainsworth Court will be found after a short distance on your right hand side.

ACCOMMODATION

The accommodation comprises:

Entrance Hall

Night storage radiator, emergency pull cord, intercom, large airing cupboard with fitted shelving.

Sitting Room (19'4 x 10'10, narrowing to 8'4)

Mock fireplace housing an electric fire. Satellite and TV point. Modern electric heater. Views over Grove Lane. Double doors to -

Kitchen (8'7 x 5'8)

Range of fitted base units with work surfaces over, and matching wall units. Inset one and half bowl sink unit with mixer tap. Surface hob, re-circulating hood, fitted oven, microwave, fridge and freezer. Tiled splashbacks. Views over Grove Lane.

Bedroom One (14'4 x 12', triple aspect)

Fitted wardrobe, television point. Modern electric radiator.

Bedroom Two (14'3 x 9'6)

Modern electric radiator.

Shower Room

Large walk-in shower cubicle with fitted shower and grip rail. W.C., vanity unit with basin over. Heated towel rail. Wall mounted electric convactor heater. Electric shaver point with light, fully tiled walls.

General Information

Ainsworth Court has communal gardens with seating areas and a range of plants and shrubs. Parking is to the rear of the building and is on a first come first served basis. Internally the residents benefit from the use of a very comfortable and attractive communal lounge area with tea and coffee making facilities and a modern laundry room with washing machines and tumble dryers. There is a guest suite located on the top floor which can be booked by residents for their guests. A Development Manager is available weekdays between the hours of 09.00am and 4.00pm and there is an emergency call system also available 24 hours a day.

General Information

Tenure: Leasehold -The lease started on 1st September 2007 for 125 years.

Local Authority: North Norfolk District Council, Holt Road, Cromer NR27 9EN Tel: 01263 711880.

Council Tax Band: C

Energy Performance Certificate Rating: Band C

Services: Mains water, electricity and drainage are connected.

Outgoings: Service charge of £2194.64 per each half year which includes water rates, window cleaning, exterior maintenance to the building and grounds. Building insurance, cost of employing the development manager as a point and call out facilities etc. Ground rent is £247.50 each half year.

Age Restriction: The properties are available to purchase by anyone over the age of 60, with or without a partner who must be over 55.

Ref: H313166.

Important Notice

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

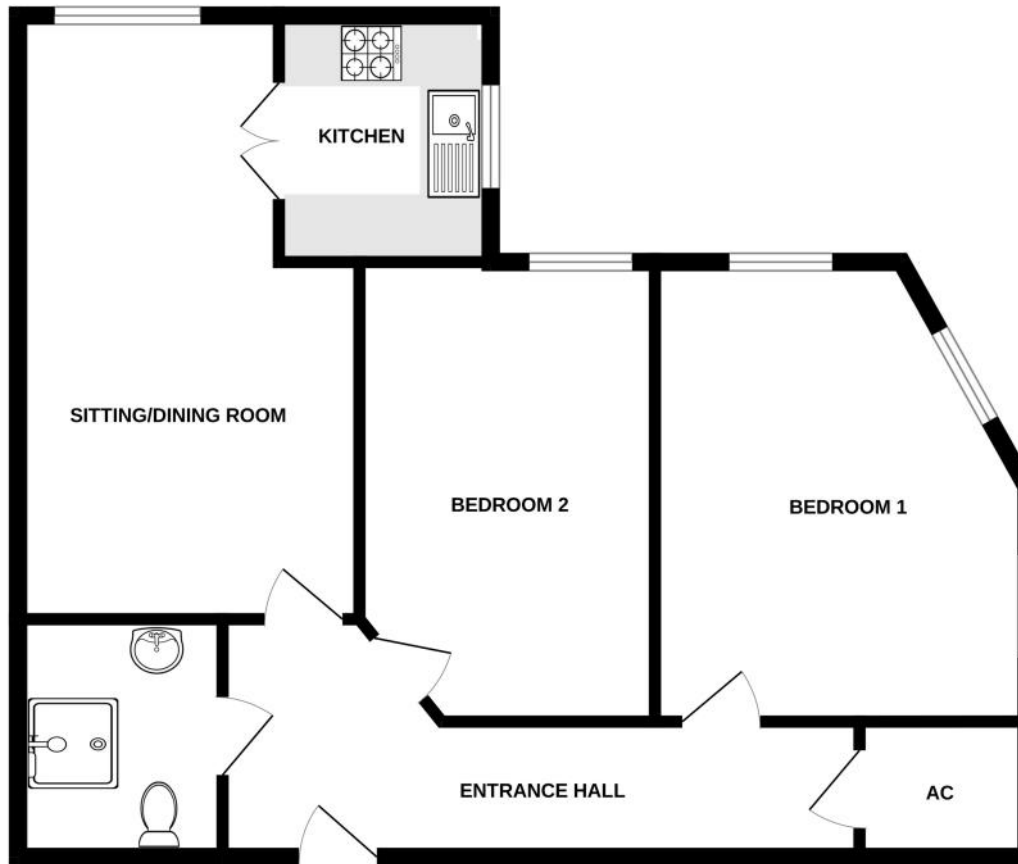
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GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



28 AINSWORTH COURT, HOLT NR25 6EG

TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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