

# Arnolds | Keys



## 41 Ashdown Court, Cromer, NR27 0AE

Price Guide £190,000

- Over 55's complex
- Two bedrooms
- Electric heating
- Private courtyard garden
- No onward chain
- Buyer Incentive- the vendor will pay all fees, maintenance and service charges until December 2025.
- Two bathrooms
- Leasehold
- Conservatory
- Warden assisted



# 41 Ashdown Court, Cromer NR27 0AE

Buyer Incentive- the vendor will pay all fees, maintenance and service charges until December 2025.

Conveniently located for the town centre, park and beach, Ashdown Court is a purpose built development providing sheltered, leasehold accommodation for the over 55's. Located to the left hand side of the main building is number 41, which is a two bedroom mid terrace house with small rear garden, two bathrooms, conservatory, lounge and kitchen.

The Court itself offers communal facilities including a resident manager, alarm/intercom facilities in each property linked to a central monitoring station, a lift servicing all floors, residents' lounge, guest suites, hairdressing salon, laundry and stands in attractive landscaped communal gardens with parking.



Council Tax Band: C





## FRONT PORCH

Glazed front door opening into the porch area with , door to the righthand side opening into a large storage cupboard housing meter and fuse box and shelving. Small pane glazed wooden door leads into the

## HALLWAY

Stairs to first floor and door to lounge. Ceiling light point and carpet.

## LOUNGE

UPVC sealed unit window to the front, carpet, TV point, radiator, two ceiling light points, feature fireplace with marble backdrop and hearth. Opening to

## KITCHEN

A range of wood base units with work surface over, inset stainless steel single bowl sink unit, inset four ring electric hob with extractor fan over. Built in electric oven, washing machine and fridge freezer. Matching wall mounted storage cupboards, vinyl flooring, ceiling light.

## INNER HALLWAY

Doors to bedroom two and shower room, carpet, ceiling light, door to large storage cupboard.

## SHOWER ROOM

UPVC sealed unit window to the rear, vinyl flooring, low level WC, pedestal wash hand basin, separate shower cubicle with glazed screen. Tiled walls, ceiling light, wall mounted heated towel rail. Radiator.

## BEDROOM TWO/DINING ROOM

Two windows to the rear and small pane glazed door to conservatory. Radiator, carpet, ceiling light.

## CONSERVATORY

UPVC construction with high level windows to the sides, full height windows and door to the rear. Power points.

## LANDING

UPVC sealed unit high level window. Ceiling light, emergency pull cord and speaker. Door to large under eaves storage cupboard.

## BEDROOM ONE

UPVC sealed unit window to the front, carpet, ceiling light, radiator, built in double wardrobe with hanging rail and shelf and mirrored doors. Access to roof space.

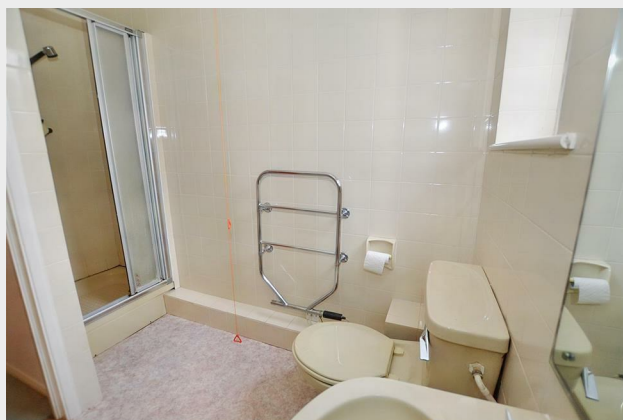
## BATHROOM

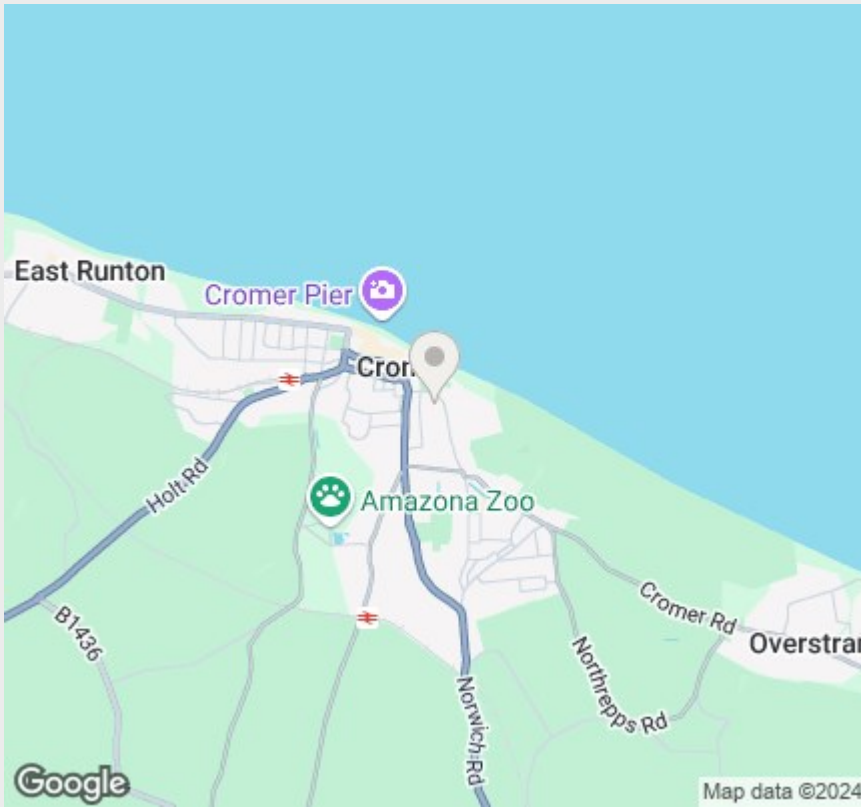
UPVC sealed unit high level window to the rear.

pedestal wash hand basin, low level WC, panelled bath. Tiled walls, radiator, ceiling light and vinyl flooring.

## AGENTS NOTE

This property is Leasehold with 64 years remaining. There is an annual Ground rent of £245 and a Service charge of £3614 which includes garden maintenance, window cleaning and alarm service. Mains electricity and water are connected. Council Tax Band C. Buyer Incentive- the vendor will pay all fees, maintenance and service charges until December 2025




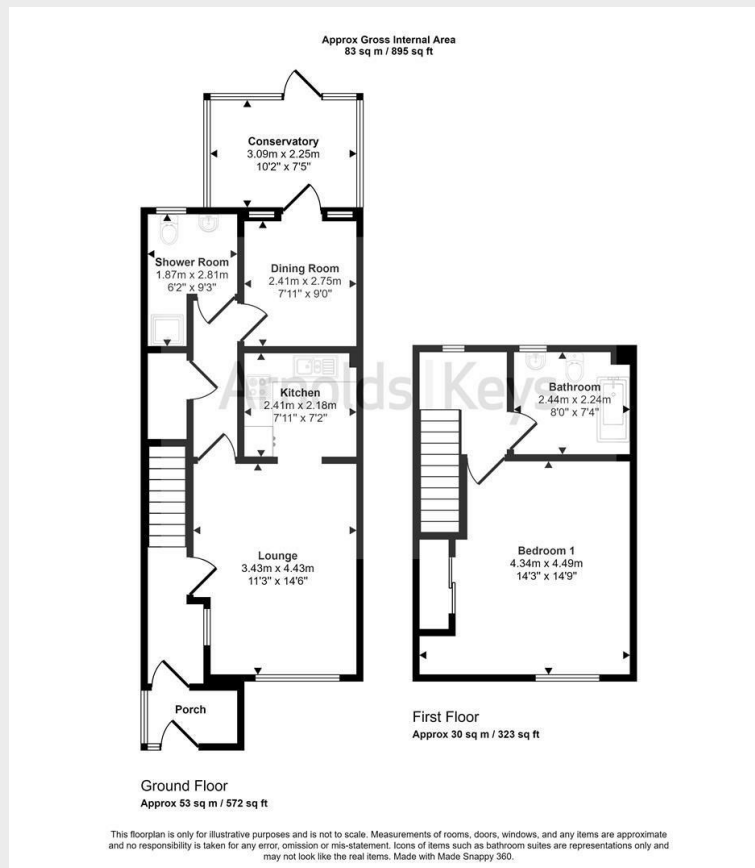


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

