

# Arnolds | Keys



**36 Ashdown Court, Cromer, NR27 0AE**

Price Guide £115,000

- First floor apartment
- Electric heating
- Sitting room
- Parking
- Leasehold
- One bedroom
- Over 55's complex
- Fitted kitchen
- Communal gardens
- No onward chain

# 36 Ashdown Court, Cromer NR27 0AE

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 within the main building of Ashdown Court this apartment is on the second floor , offers bright and airy accommodation and does not have an onward chain.

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: A



## **ENTRANCE HALL**

Private entrance door into the apartment and then doors to all rooms, storage heater, ceiling light point, carpet. Double doors opening to a large cloaks cupboard.

## **SITTING/DINING ROOM**

UPVC sealed unit double glazed French doors opening with a Juliette balcony, carpet, two ceiling light points, two storage heaters, feature fireplace with marble hearth. Opening to Kitchen.

## **KITCHEN**

A range of base and wall units with work surface over. Inset stainless steel sink unit, inset four ring electric hob with extractor hood above, built in electric oven. Space and plumbing for washing machine and fridge.. Carpet floor covering, ceiling light point.



## **BEDROOM**

UPVC sealed unit double glazed window to the front, carpet, ceiling light point, storage heater. Double sliding mirrored doors to a built-in wardrobe.

## **SHOWER ROOM**

Integral bathroom offering separate shower cubicle, pedestal wash hand basin, low level WC, tiled walls and carpet flooring. Ceiling light point.

## **OUTSIDE**

There is a large communal gardens which are very well presented. An off road parking space and visitors parking space.

## **AGENTS NOTE**

This apartment has mains electricity, water and drainage.

This is a Leasehold property with 64 years remaining Council Tax A.

Service and maintenance charge is £3809.17 PA




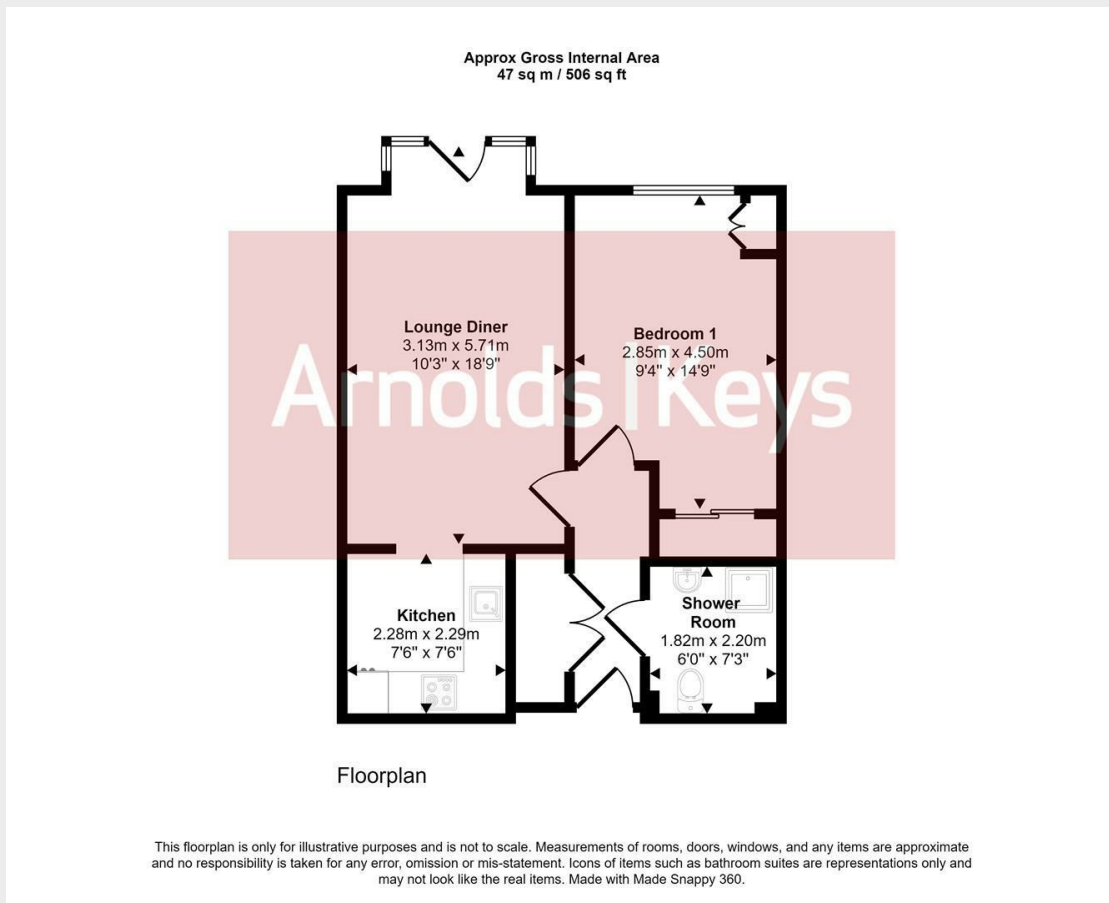


## Viewings

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>71</b>	<b>74</b>
(55-68) <b>D</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 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.