



22, Ainsworth Court Grove Lane, Holt, NR25 6FD

Price Guide £97,500

- No onward chain
- First floor with lift to all floors
- Modern electric heating
- Off-road parking
- Excellently presented
- One Bedroom
- Sealed unit glazing
- Residents' communal facilities.

Ainsworth Court, Grove Lane, Holt, NR25 6FD

Offered with no onward chain is this excellently presented first floor apartment forming part of this retirement complex located within close proximity of this popular and historical market town. Constructed by McCarthy and Stone Ltd., this block comprises of 43 apartments in total together with off-road parking, residents' lounge, laundry room and guest suite.

This apartment is the single bedroom option and has modern electric heating and sealed unit glazing. The property has been competitively priced and interested parties are invited to arrange a private viewing.



Council Tax Band: B



SECURE ENTRANCE LOBBY

With access to Residents' communal lounge, laundry room and guest suite. Lift and stairs to all floors.

PRIVATE HALLWAY

Secure entry telephone, 24 hour emergency call system, built in store cupboard.

LOUNGE/DINING ROOM

'L' shaped design with door to hallway, window to rear aspect, provision for TV, modern electric heater. Part glazed door leading to:



KITCHEN

Fitted with a comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset electric hob unit with filter hood above, single drainer, stainless steel sink unit, integrated oven with microwave above, integrated fridge and freezer. Window to rear aspect.



BEDROOM

Window to rear aspect, provision for wall mounted TV, wall mounted electric heater, double built in wardrobe cupboard with folding mirror doors.



SHOWER ROOM

Large built in cupboard providing useful additional storage and housing the large capacity electric water heater. Corner shower enclosure with mixer shower. vanity wash basin with cupboards beneath, close coupled w.c., fully tiled walls. Wall mounted electric heater, wall mirror with electric light and shaver point.

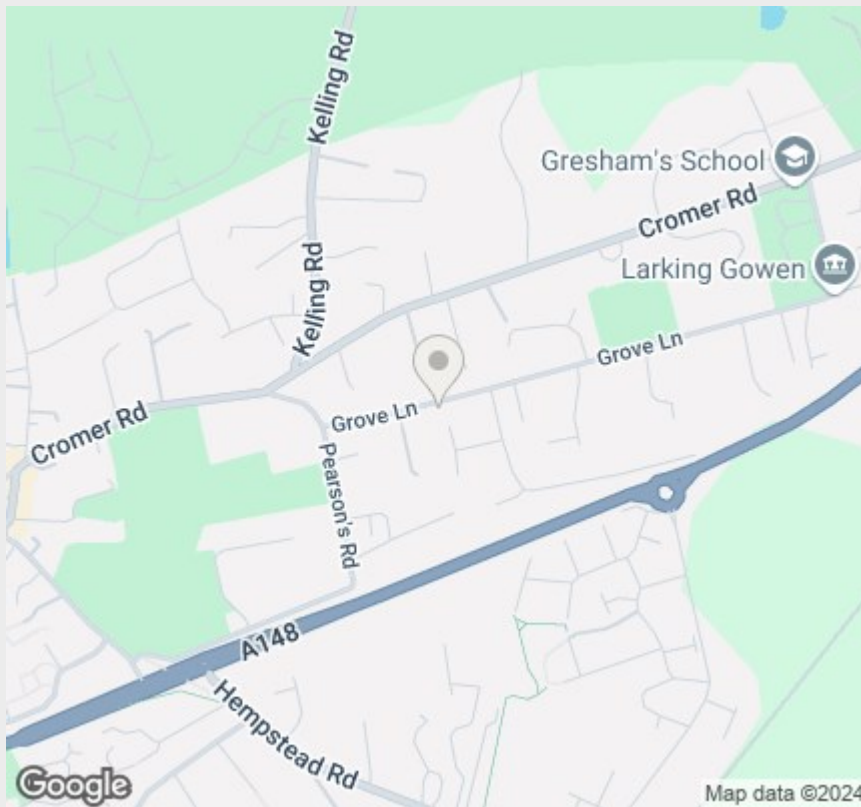
OUTSIDE

Ainsworth Court stands in neatly maintained communal gardens and there is a communal car park providing off-road parking.

AGENTS NOTE

The property is held on a 125 year lease from 2007. Current Ground Rent £425 Current Service Charge £2,911.84. The property has mains electricity, water and drainage and has a Council Tax Rating of B. It is a condition of purchase that residents be over the age of 60, or in the event of a couple one must be over 60 and the other over 55. There is a 24 hour Appello emergency call system.





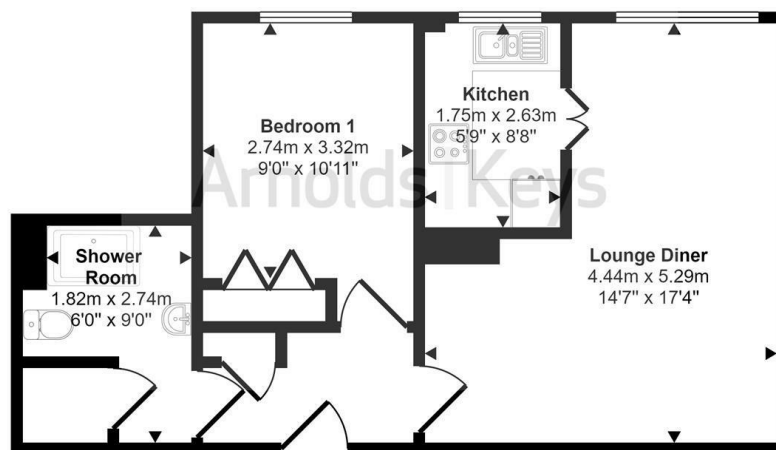
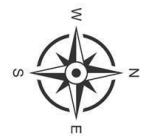
Viewings

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) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
45 sq m / 488 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



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