



ASHDOWN COURT

CROMER, NR27 0AE

£167,500
LEASEHOLD

This lovely second floor flat consists of two bedrooms, lounge/diner, fitted kitchen and bathroom. The apartments and building have been specifically designed and built for the over 55's offering communal facilities which include a residents lounge with kitchen, laundry, hairdressing salon, guest suites, landscaped grounds, private parking, guest parking, on site manager available 9-5 weekdays, alarm/intercom facility in each apartment linked to a central monitoring system and lift access to all floors.


Residential Sales & Lettings

ASHDOWN COURT

- Over 55 Complex
- Well presented 2 bedroom Apartment
- Newly fitted kitchen
- Fitted bathroom with walk in shower
- Close to sea front and amenities
- Close to hospital and doctors
- No Chain
- Sought after location

OVERVIEW

This second floor purpose built over 55s apartment lies in a sought after area of the beautiful seaside town of Cromer. This delightful apartment is within easy reach of the beach, town centre and all its amenities along with the doctors surgery, hospital and transport links. The apartment consists of a spacious hallway with doors to the lounge/diner along with newly fitted kitchen, two double bedrooms and bathroom. Property is being sold chain free.

COMMUNAL ENTRANCE

To the front of the building there is a secure intercom entrance with double doors leading into the communal hallway.

COMMUNAL HALLWAY

The communal hallway is an extremely well maintained area with doors leading to the house manager's office, residents lounge with kitchen area, laundry room and lift leading to the first and second floors.

APARTMENT ENTRANCE HALL

Secure wooden door to the front with private doorbell leads into the inner hallway with large built in cupboard, airing cupboard, carpeted flooring, ceiling light point, wall mounted electric heater and doors off to the lounge, kitchen, bedrooms and bathroom.

LOUNGE/DINER

Wooden double glazed window to the front aspect and double glazed door with Juliette balcony to the side

aspect. The lounge offers a light and airy feel with electric fire and wooden surround, carpeted flooring, wall mounted electric heater, ceiling light point and TV aerial point. An archway leads from the lounge to the newly fitted kitchen.

KITCHEN

Wooden double glazed window to the side aspect, newly fitted kitchen with a range of wall and base units with work tops over, stainless steel sink and drainer unit, part tiled walls, built-in (new) oven and microwave, inset in hob with extractor fan, space and plumbing for washing machine and space for fridge freezer. - The Owners are happy to leave the washing machine and fridge freezer.

BEDROOM

Wooden double glazed window to the front aspect, built in double wardrobe, carpeted flooring and ceiling light point.

BEDROOM

Wooden double glazed window to the front aspect, carpeted flooring and ceiling light point.

SHOWER ROOM

Fully tiled shower room, laminated wood effect floor, large walk in shower with full body dryer, WC with bidet function, vanity wash hand basin with built in cupboard, wall mounted vanity with mirror, chrome heated towel rail and extractor fan.



EMERGENCY CALL SYSTEM

The apartment is fitted with an Apello safety system for emergency's. There are pull cords fitted to each room that automatically activates an intercom system in the hallway that connects to either the House Manager or emergency care line. This is paid for within the service charge. If the apartment needs to be attended the front door will open automatically.

COMMUNAL AREAS

To the ground floor is a very well maintained residents lounge used for regular events organised by Residents and House Manager, these are all attended by choice. The lounge can also be used for parties, celebration or just a relaxing space to sit and read a book. There is a kitchenette area free for all to use with light, power, tea and coffee making facilities.

A laundry area offers easy and clean washing, drying and ironing area for all residents that do not wish to do so in their apartment.

SERVICE CHARGES

This apartment is leasehold with 64 years remaining on the lease.

The service charge is £952 per quatre and ground rent is £122 per half year.

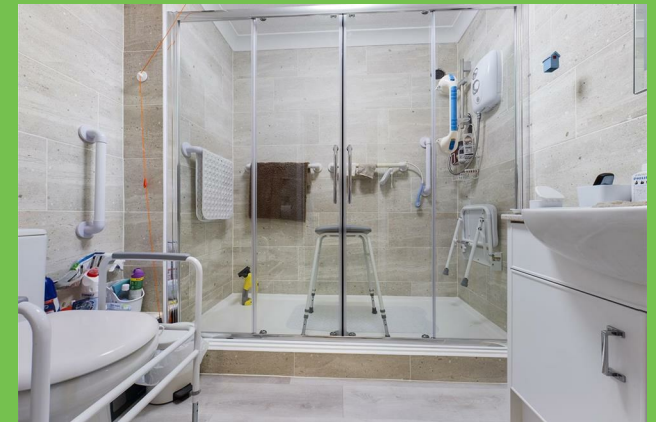
UTILITIES

The property is connected to mains water, drainage and electric.

There is no gas to the building.

Water is automatically heated as required there is no tank.

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Approximate total area⁽¹⁾
 649.64 ft²
 60.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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