



## ASHDOWN COURT

CROMER, NR27 0AE

£215,000  
LEASEHOLD

This delightful 2 bed cottage is situated in the popular retirement complex of Ashdown Court, just a few minutes walk from the town centre. It has its own private garden. The property is being sold with no upward chain.

**HENLEYS**  
Residential Sales & Lettings

# ASHDOWN COURT

- Renovated throughout • Chain free • 2 Bedrooms • Two new shower rooms • Conservatory • Private garden • Fitted kitchen • Lounge - Diner • Parking • Call Henleys to view



## AREA

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

## ENTRANCE HALL

Front door opening to the hall. From the hall a door leads to the lounge and stairs rise to the first floor.

## LOUNGE/DINER

Double glazed window to the front aspect. TV point and

wall mounted night storage heater. Carpeted flooring. Archway to the kitchen and door to inner hall.

## KITCHEN

Double glazed to the side aspect with glazed door to side passage leading to the rear garden. Range of base and wall mounted units with worktops over. Inset sink and draining board. Four ring hob and built in electric oven.

## GROUND FLOOR BEDROOM

Double glazed patio doors open to the conservatory. Carpeted flooring and wall mounted night storage heater.

## CONSERVATORY

Double glazed to three aspects and door opening to the rear garden.

## SHOWER ROOM

Double glazed opaque window to the rear aspect. Shower cubicle, sink and low level WC.

## FIRST FLOOR

The landing has a double glazed window to the rear aspect. Doors lead to the bedroom and bathroom. A further door opens to an eaves storage cupboard.

## BEDROOM 2

Double glazed window to the front and side aspects. Carpeted flooring, wall mounted night storage heater and built in wardrobe.

### SHOWER ROOM

Three piece suite which includes a shower, low level WC and wash hand basin. Double glazed window to the rear aspect.

### GARDEN

An enclosed garden stocked with mature shrubs. A passage to one side leads to the front of the property.

### SERVICE CHARGES

Service charge £4236 p.a.

Ground rent £245.66 p.a.

### AGENTS NOTE

Within the complex there are communal meeting rooms, a laundry room, hairdressers and communal gardens. There is also accommodation for visiting guests.

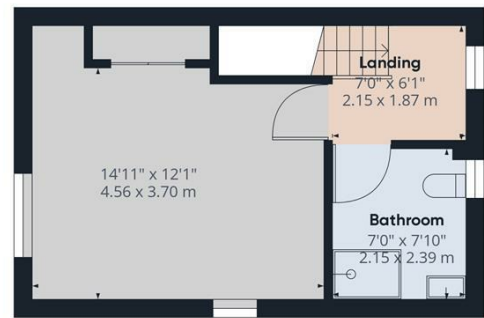
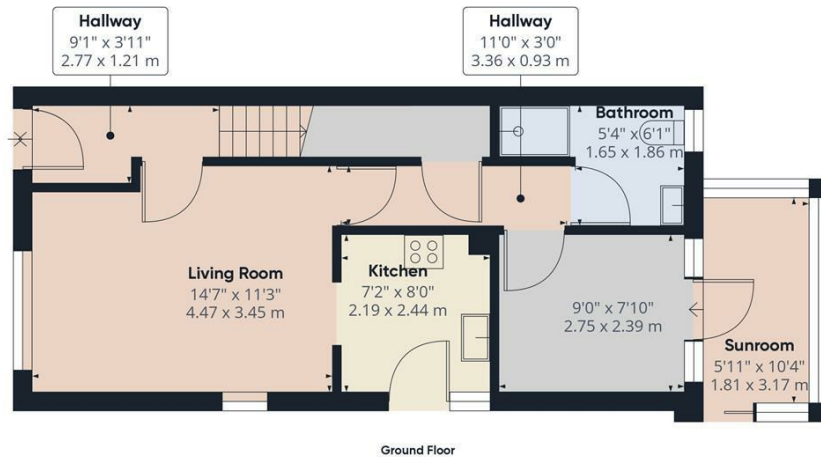
The management fees covers water rates, external decoration, buildings insurance and maintenance of the communal grounds.

There is an on site site manager during working hours.

The property has a 24 monitored emergency call out system.

## 42 ASHDOWN COURT





Approximate total area<sup>(1)</sup>  
802 ft<sup>2</sup>  
74.51 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements