



ASHDOWN COURT

CROMER, NR27 0AE

£170,000
LEASEHOLD

*** CHAIN FREE ***

This beautiful two bedroom apartment in the sought after retirement complex of Ashdown Court is just a few minutes walk from the town centre with all its amenities and the stunning beaches Cromer has to offer.

A beautifully finished kitchen, and spacious living room with views from the Juliette balcony, this property needs to be seen to take in its true beauty.

H
HENLEYS
Residential Sales & Lettings

ASHDOWN COURT

- *** CHAIN FREE *** • Over 55s complex • Lounge - with Juliette balcony • Communal areas & facilities • Bathroom with shower enclosure • Fitted Kitchen • Two Bedroom apartment • Close to town centre & beaches. Highly sought after area • Lifts to all floors • Large Communal Lounge downstairs for socialising



Cromer

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 Blickling 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.

Overview

The apartments and building has been specifically designed and built for the over 55's market place offering communal facilities which include a residents lounge with kitchen, laundry, hairdressing salon, guest

suites, landscaped grounds, private parking, guest parking, resident on site manager, alarm/ intercom facility in each apartment linked to as central monitoring system and lift access to all floors.

Ashdown Court at a Glance.

- Housing with support
- 52 flats, cottages. Built in 1993. Sizes 1 bedroom, 2 bedroom
- Resident management staff and community alarm service
- Lift, lounge, laundry, guest facilities, garden, hairdressing salon
- Whole site accessible by wheelchair. Access to site easy, but less so for less mobile people. Distances: bus stop 500 yards; shop 500 yards; post office 0.6 mile(s); town centre 1/4 mile; GP 1/4 mile; social centre 1/4 mile.
- Regular social activities include coffee mornings, bingo, cheese & wine evening, Easter events and fund raising. New residents accepted from 55 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission)

Communal Area

Situated on the ground floor are communal areas for the residents use. The communal lounge is a large, light and welcoming area where many residents congregate for weekly activities and general socialising. The managers office is also located on the ground floor as well as the launderette. A lift serves all floors.

Hallway

Doors to Bathroom, Living Room, Bedroom 1, Bedroom 2, Single storage cupboard housing hot water system, double storage cupboard, loft hatch and carpeted floor.

Living Room

Double glazed door and window combination with Juliette balcony, marble effect fireplace and hearth with timber painted decorative surround and mantel, wall mounted radiator, carpeted floor and opening leading to kitchen.

Kitchen

Base and wall gloss units with 'J' handle, quartz effect laminate work surface, stainless steel sink with drainer and mixer tap, inset electric hob with concealed cooker hood over, built in electric oven, space and plumbing for washing machine, space for fridge freezer, decorative multi texture wallpaper, tiled splashback, wood effect luxury vinyl flooring.

Bedroom 1

Double glazed window to front aspect, wall mounted radiator, built in sliding mirrored door wardrobe and carpeted floors.

Bedroom 2

Double glazed window to front aspect, textured wallpaper and carpeted floor.

Bathroom

Close coupled WC, shower enclosure with sliding door and electric shower, pedestal basin, wall mounted mirror with shaving light/socket, wall mounted electric towel rail, fully aqua boarded, and carpeted floor.

Agents Note

Lease: 64 years of 99 year lease remaining.

Ground rent: £245.66

Annual Maintenance Charge: £4269.75

Pets with permission

Long term letting allowed

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

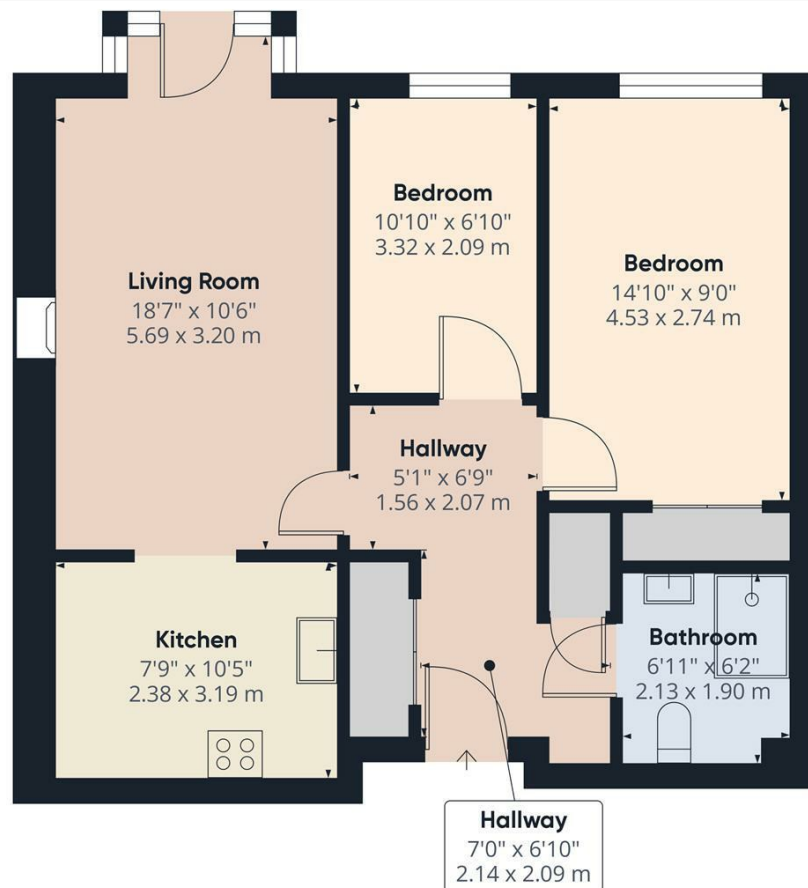
The management fees covers water rates, external decoration, buildings insurance and maintenance of the communal grounds.

There is an on site site manager during working hours.

The property has a 24 monitored emergency call out system.

28 ASHDOWN COURT





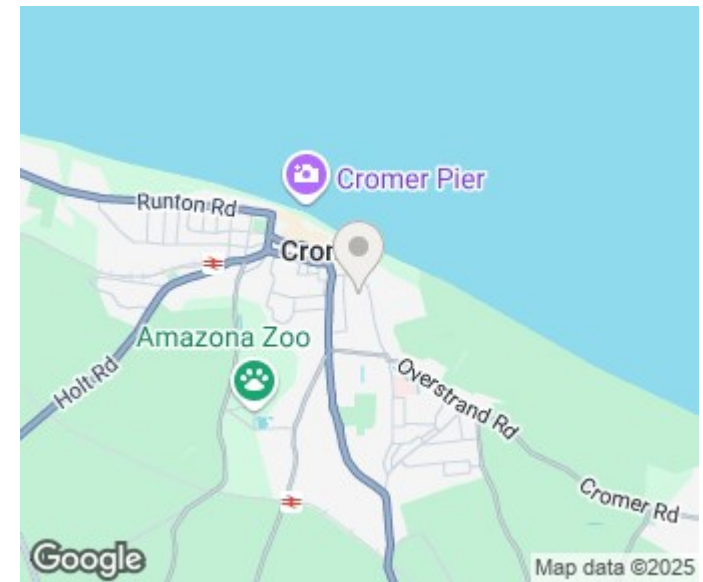
Approximate total area¹
638.09 ft²
59.28 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	