



35 JUSTICE COURT

Cromer, NR27 9EL

£150,000

Leasehold

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Cromer
NR27 9EL

- South-facing third-floor retirement apartment
- Walk-out balcony with garden views
- Bright sitting room with open-plan kitchen
- Double bedroom with fitted wardrobe & balcony access
- Lift to all floors & secure entry system
- House Manager & 24-hour emergency assistance
- Landscaped communal gardens & residents' lounge
- Walking distance to Cromer town centre & beach





Situated within the popular Justice Court retirement development, this beautifully presented third-floor apartment enjoys a wonderfully convenient position just moments from Cromer's vibrant town centre. Supermarkets, cafés, independent shops and everyday amenities are all within easy reach, while the town's famous pier, sandy beaches and picturesque promenade are only a short stroll away. Designed exclusively for the over 60s by McCarthy Stone, Justice Court offers the reassurance of a House Manager, secure entry system, communal lounge, guest suite and beautifully maintained communal gardens, creating an environment where independent living is complemented by a welcoming sense of community.

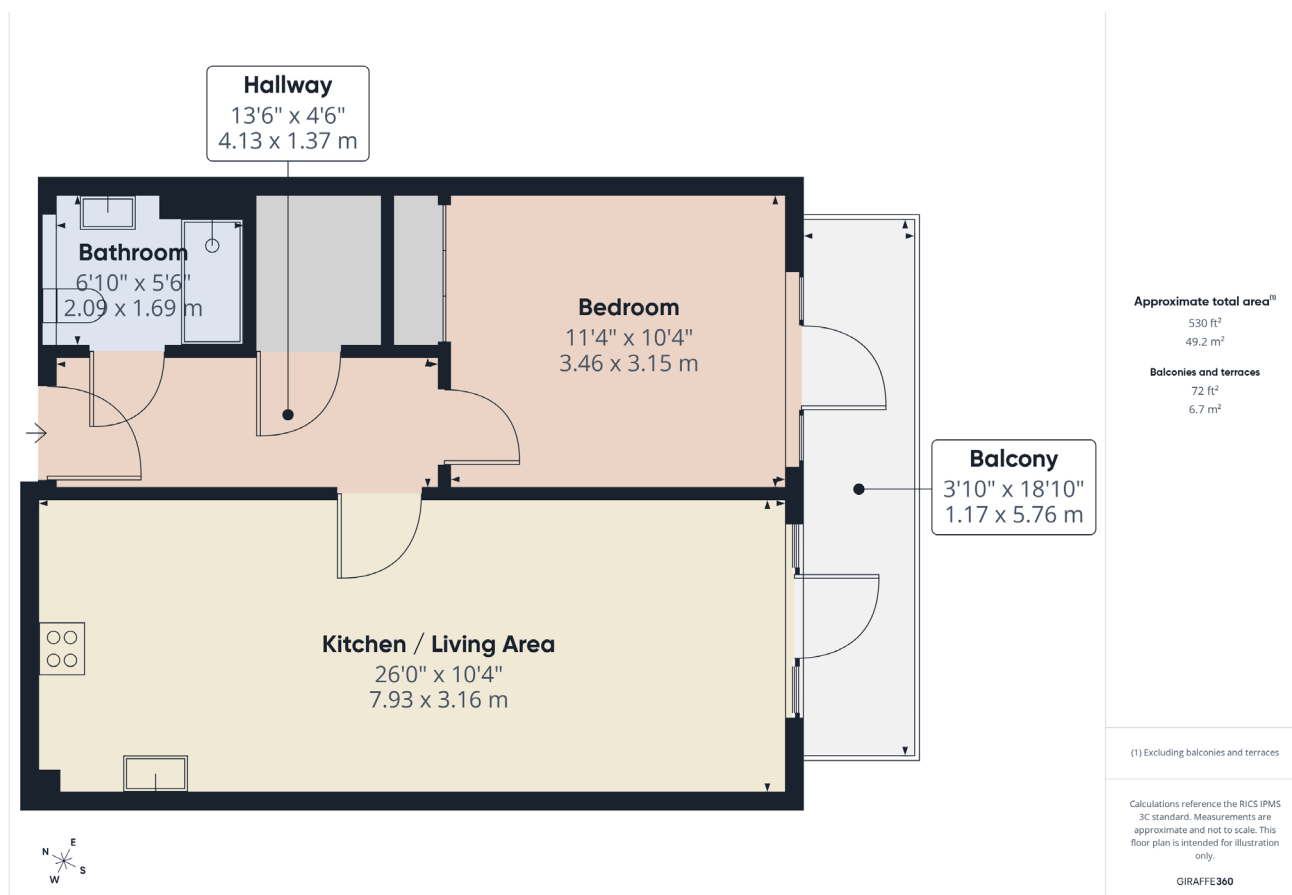
The apartment itself is bright, spacious and flooded with natural light thanks to its desirable south-facing aspect. A generous sitting room opens seamlessly into the fitted kitchen, while French doors lead onto a superb walk-out balcony overlooking the landscaped rear gardens, providing a peaceful spot to enjoy the sunshine throughout the day. The double bedroom also benefits from direct access to the balcony and includes a built-in mirrored wardrobe, whilst the contemporary shower room and useful utility cupboard complete a practical, low-maintenance layout. Neutrally decorated throughout, the apartment offers a blank canvas ready for its next owner to make their own.

With lift access to all floors, a 24-hour emergency call system, beautifully maintained communal areas and external maintenance all taken care of, Justice Court has been thoughtfully designed to offer comfort, convenience and complete peace of mind. Whether you're seeking to downsize without compromise or enjoy a relaxed coastal lifestyle with everything close at hand, this is an excellent opportunity to become part of one of Cromer's most established retirement communities.









Services connected: Mains water, electricity & drainage. Electric room heating.

Council Tax: B.

Energy Efficiency Rating: C.

Tenure: Leasehold - 125 years remaining, £3,235.50 annual service charge & £425 annual ground rent.

Location: What3words – ///screening.huts.outcasts

Agent's note: It is a condition of the purchase that residents must meet the age requirement of 60 years and over. Fibre to the Cabinet and Copper Broadband available. Parking is available to rent from the freeholders upon request

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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