



29 Ainsworth Court, Holt

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Independent Estate Agents

Pointens

Property

The property offered for sale is a first floor one bedroom apartment. Situated in a retirement development tailor-made for the over sixties, the apartment has been constructed to a very high standard by McCarthy and Stone and offers accommodation comprising an entrance hall, a good size sitting room with a dining area, a well fitted out kitchen, bedroom and a well fitted out bathroom. The apartment enjoys the benefit of sealed unit double glazed windows, modern night storage electric heating, a house manager (together with 24 hour emergency call out facility) an intruder alarm, illuminated light switches. Other facilities include a communal lounge and kitchen area together with well tended communal gardens and ample residents parking.

LOCATION

Ainsworth Court is located on Grove Lane, within walking distance of the centre of Holt. The town of Holt was first mentioned in the Domesday Book when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

DIRECTIONS

From the agent's office proceed in an easterly direction along the High Street. Leave the town centre via the Cromer Road. Upon reaching Gresham's Preparatory School turn right into Grove Lane then immediately left (also Grove Lane). After around 200 yards you will find the McCarthy and Stone development on your right hand side.

Accommodation

Communal Entrance Hall with intercom system.

Entrance Hall

With intercom system. Airing cupboard with shelving and hot water system.

Sitting/Dining Room (19' x 11')

Attractive mock fireplace with electric flame effect fire, double doors and a Juliet balcony. Night storage radiator, television and telephone point. Double doors to:

Kitchen (8'10 x 5'9)

Good range of kitchen units with ample work surfaces, cupboards, drawers, wall units, built in fridge, built in fridge/freezer, microwave, oven, four plate ceramic hob and extractor hood. Stainless steel single drainer single bowl sink unit, double glazed window and tiled splash-backs.

Bedroom (13'6 x 9'3)

Wall to wall mirror fronted wardrobe cupboards, double glazed window, Dimplex convector heater.

Shower Room

Shower cubicle with fitted shower, vanity unit with basin over. Wc, fully tiled walls and floor, shaver light and point, fan heater.

General Information

Communal gardens with seating areas and a range of plants and shrubs. Parking is to the rear of the building and is on a first come first served basis. Communal areas for the residents benefit from the use of excellent communal facilities, these include a very comfortable and attractive lounge area with tea and coffee making facilities and a modern laundry room with washing machines and tumble dryers. There is a guest suite located on the top floor which can be booked by residents for their guests. Residents also benefit from the services of a Development Manager who is available weekdays between the hours of 09.00am and 4.00pm and there is an emergency call system also available 24 hours a day.

Tenure: Leasehold -The lease started on 26th July 2008 for 125 years.

Local Authority: North Norfolk District Council, Holt Road, Cromer NR27 9EN
Tel: 01263 711880.

Council Tax Band: B (2024/25—£1746.80)

Energy Performance Certificate Rating: Band B.

Services: Mains water, electricity and drainage are connected.

Outgoings: Service charge of £2738.92 charged half yearly which includes water rates, window cleaning, exterior maintenance to the building and grounds. Building insurance, cost of employing the development manager as a point and call out facilities etc. Annual ground rent £425.00.

Age Restriction: The properties are available to purchase by any one over the age of 60, with or without a partner who must be over 55.

Ref: H313457.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



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