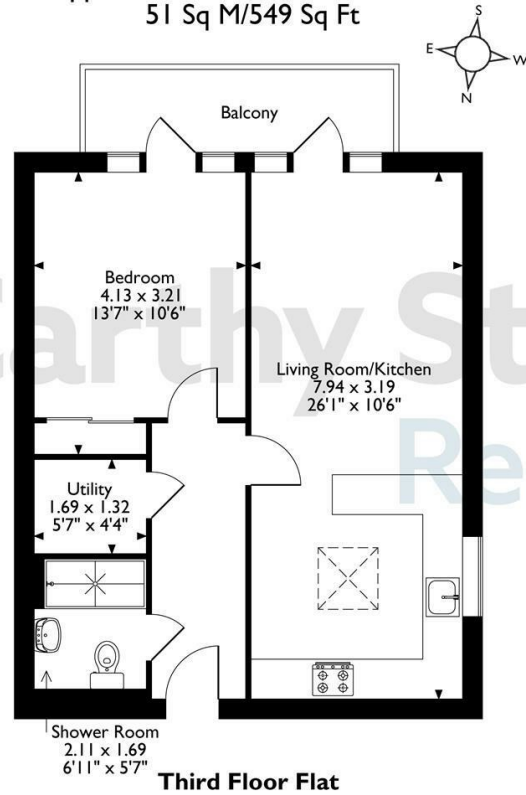
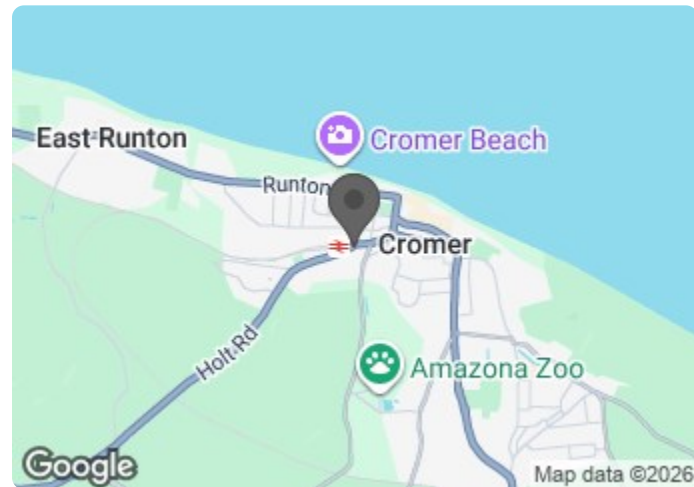


35, Justice Court, Holt Road, Cromer, Norfolk  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



**Third Floor Flat**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorized reproduction prohibited. Drawing ref. dig/8661840/DST.

**Council Tax Band: B**



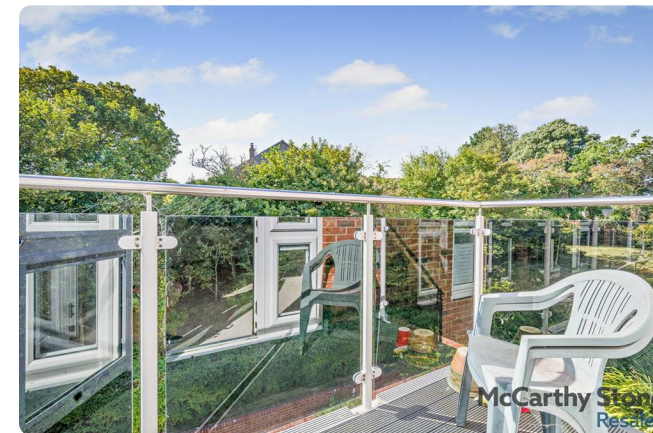
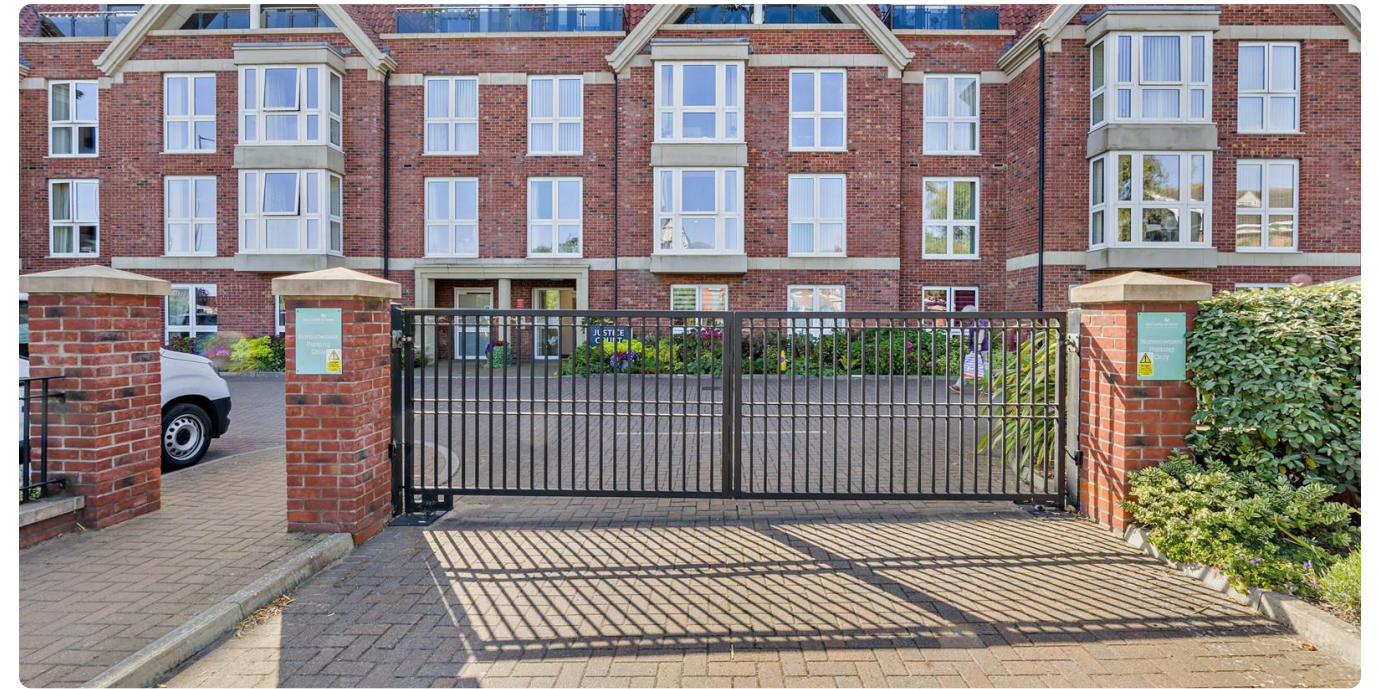
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**35 Justice Court**

Holt Road, Cromer, NR27 9EL



**Asking price £155,000 Leasehold**

A SUNNY SOUTH FACING one bedroom apartment situated on the top floor with a large WALK OUT BALCONY with rear GARDEN VIEWS. Justice Court is a McCarthy Stone retirement living development with a visiting house manager and communal lounge where social activities take place. \*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

# Justice Court, Holt Road, Cromer, Norfolk, NR27 9EL

## Justice Court

Justice Court was built by McCarthy & Stone and designed specifically for independent living for the over 60's and is located in the popular seaside town of Cromer.

The development consists of 35 retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist level ovens, secure entry system, under floor heating, illuminated light switches and fitted wardrobes to the bedroom. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security system. All energy costs of the Home Owners lounge and other communal areas are covered in the service charge. For your peace of mind the development has a 24-hour emergency call system, should you need assistance. The Home Owners lounge provides a great space to socialise with family and friends. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability).

## Local Area

Justice Court is situated in the heart of the seaside town of Cromer, where you will find plenty of amenities within easy reach. There's an abundance of shops, supermarkets, cafes, bars and restaurants close by and the sea front pier is just half a mile away where you will find the Pavilion Theatre as well as enjoying walks along the coastline. Further afield Norwich city centre is less than an hour by car or there's regular bus and train services available on most days.

## Apartment Overview

McCarthy Stone Resales are proud to bring to the market this bright and spacious south facing one bedroom apartment situated on the third floor and can be accessed by the lift close-by. The apartment is neutrally decorated throughout enabling a new owner to 'make it their own'!

## Entrance Hall

Front door with spy hole leads to a spacious hall with the 24-hour Tunstall emergency response pull cord system, security

door entry system and smoke detector. From the hallway there are doors leading to a utility/storage area housing a washer drier and Gledhill unit. Further doors leading to the lounge, bedroom and shower room.

## Lounge

Spacious south facing lounge with large window which allows lots of natural light and and incorporates a French door which leads onto the walk out balcony with rear garden views. TV and Sky/Sky+ connection points and power points. Access to open plan kitchen.

## Kitchen with velux ceiling light

Fully fitted modern kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with drainer. Hotpoint waist level oven with space above for microwave, ceramic hob with stainless steel chimney extractor fan over. Integral fridge/freezer. Under pelmet lighting and ceramic floor tiling.

## Bedroom

A generously sized south facing bedroom bedroom also benefiting from a French door leading to the walk out balcony with rear garden facing views. Built in double wardrobe with mirror fronted doors. TV connection and power points.

## Shower Room

Fully tiled modern suite comprising; double shower with support rail and glass sliding door, WC, vanity unit with hand basin and illuminated mirror above. Heated chrome towel rail, extractor and emergency pull cord system.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your

# 1 bed | £155,000

Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,235.50 for financial year ending 30/09/2026

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Parking Permit Scheme

Car parking spaces are on a rental basis and subject to availability (speak to your House Manager for further information)

## Lease Information

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

Lease length: 125 years from 1st Jan 2015

It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet and Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

