

henleys

ESTATE AGENCY SIMPLIFIED



44 AINSWORTH COURT

Grove Lane, Holt, NR25 6FD

£175,000

Leasehold

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Holt
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Leasehold

- **Second-floor retirement apartment within the established Ainsworth Court development (over-60s living)**
- **Quiet yet central position, a short walk from Holt's shops, cafés and amenities**
- **Well-proportioned layout including sitting room, fitted kitchen, two bedrooms and two bathrooms**
- **Lift access, residents' lounge, communal gardens and guest accommodation**
- **On-site management and 24-hour emergency call system for added peace of mind**
- **Designed for low-maintenance, secure and sociable living in a desirable North Norfolk setting**

Agents Note

EPC Rating: C

Council Tax: C

Mains water, electricity and drainage.

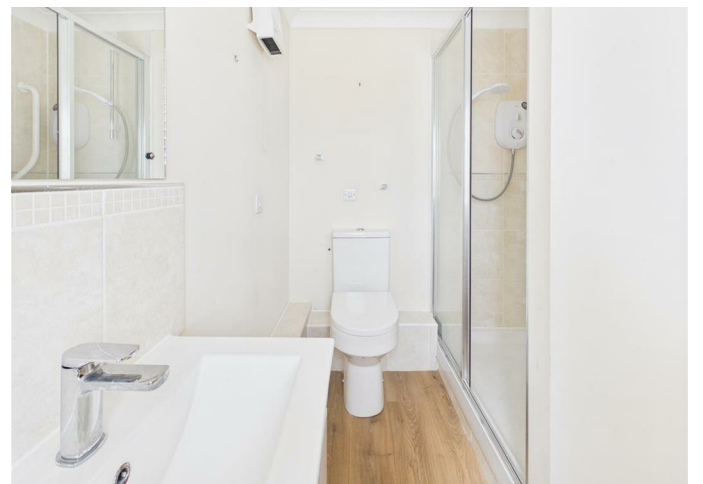
Electric heating.

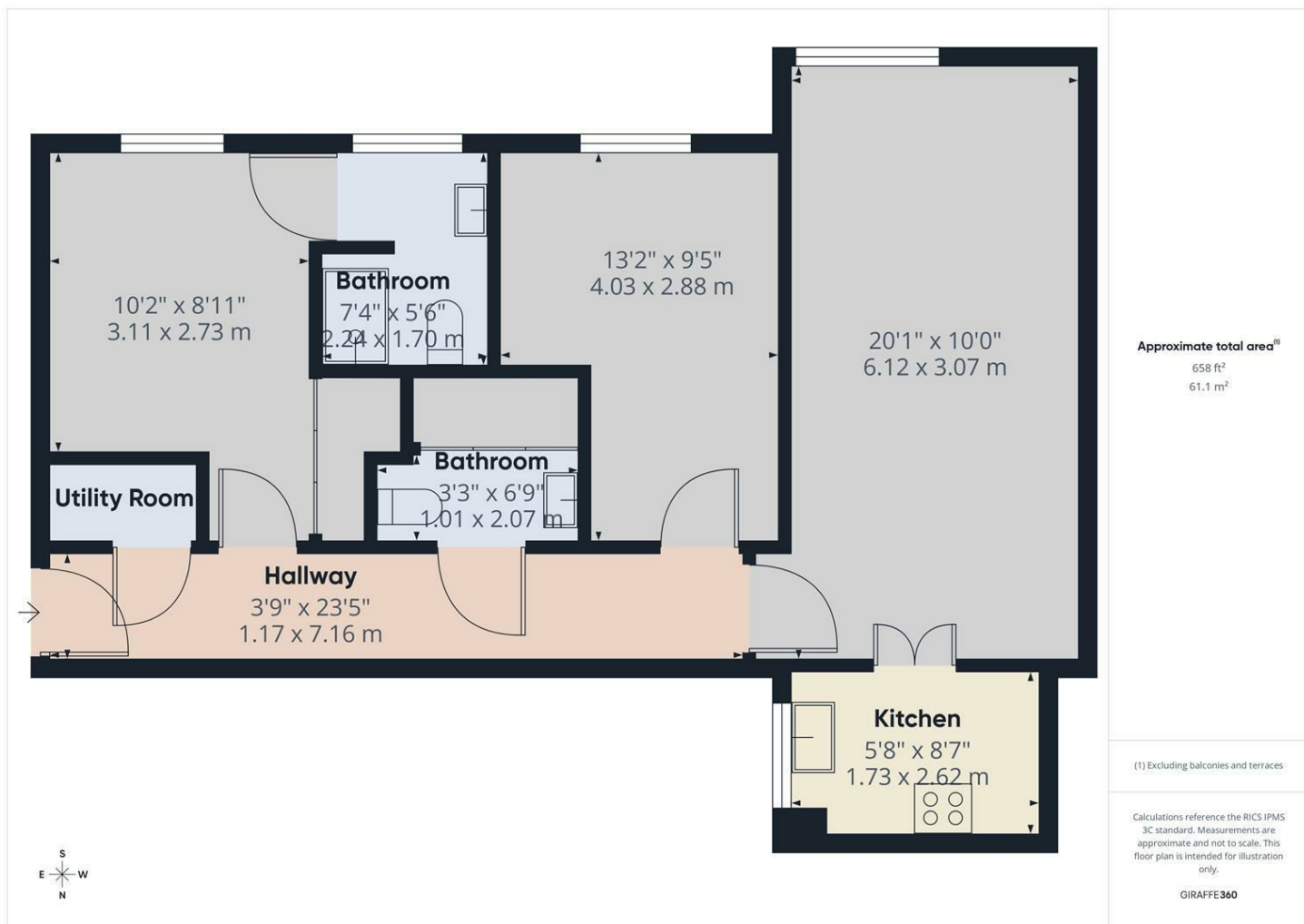
Leasehold Information: Approximately 106 years remaining; Ground Rent £495 per annum; Service Charge £2198.15 paid bi-annually.

Tucked quietly within Ainsworth Court on Grove Lane, this well-considered apartment offers a gentle pace of living just a short stroll from the characterful centre of Holt. The development itself has a settled, neighbourly feel, centred around shared spaces that encourage connection as much as convenience—whether that's a morning coffee in the residents' lounge or a walk through the neatly kept gardens. With lift access, discreet on-site support and thoughtful practicalities throughout, it strikes a careful balance between independence and reassurance, all within easy reach of the town's independent shops, cafés and everyday amenities.

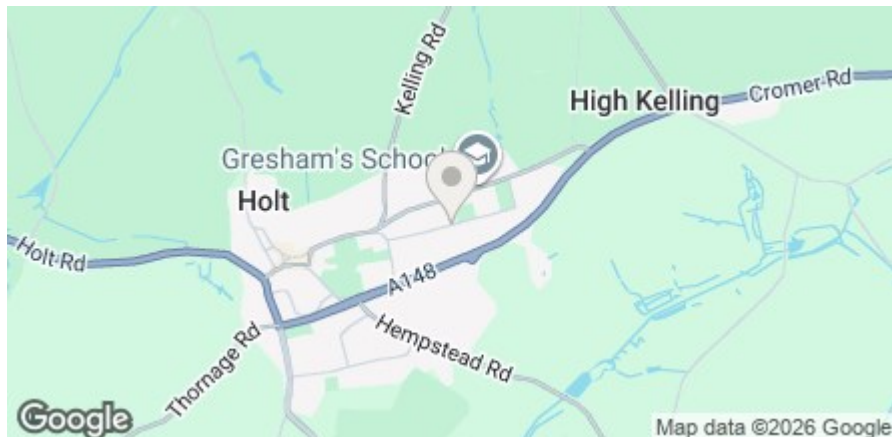
Inside, the apartment is arranged with simplicity and comfort in mind, with a natural flow between the principal living space and kitchen, and well-proportioned accommodation that feels both manageable and welcoming. Soft light filters through, lending a calm, unhurried atmosphere, while built-in storage and considered detailing ensure everything has its place. It is a home designed less around show and more around ease—quietly practical, pleasantly proportioned, and ideally suited to those seeking a relaxed and secure base in one of North Norfolk's most appealing market towns.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
	EU Directive 2002/91/EC	



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