

## ASHDOWN COURT

CROMER, NR27 0AE

£110,000  
LEASEHOLD

\*\* Guide Price - £110,000-£125,000 \*\*

This lovely one bed apartment is situated in the popular retirement complex of Ashdown Court, just a few minutes walk from the town centre with all its amenities and the stunning beaches Cromer has to offer. The property is being sold with no upward chain.

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# ASHDOWN COURT

- Chain free • Over 55s complex • Communal areas & facilities • One Bedroom apartment • Lifts to all floors • Lounge with new fire and fireplace - diner with Juliette balcony with new patio doors • Shower room only four years old • Recently retiled and renovated kitchen • Leasehold • Close to town centre & beaches. Highly sought after area



## 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 Blicking 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 a 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 Areas

Situated on the ground floor are communal areas for the residents use. The managers office is also located on the ground floor as well as the launderette. A lift serves all floors.

### Entrance hall

From the hall, doors open to the lounge, the bedroom, the shower room and the airing cupboard. Night storage heater and intercom entry system.

### Lounge - diner

Double glazed window and door with Juliet balcony to the front aspect. Feature fireplace and mantelpiece over. Doors into fitted kitchen.

### Kitchen

Matching range of fitted base and wall mounted units set beneath roll edge work surfaces, inset stainless steel single bowl sink and drainer unit, space for fridge/freezer, inset four ring halogen hob, built-in eye level electric oven, tiled splash backs, coving to the ceiling.

### Shower room

Walk-in shower cubicle, WC and wash hand basin. Chrome towel rail heater and electric fan heater. Wall mounted vanity unit and mirror along with built in shelving.

### Bedroom

Double glazed to the front aspect with views of Cromer Church. Carpets and fitted wardrobes.

### Agents note

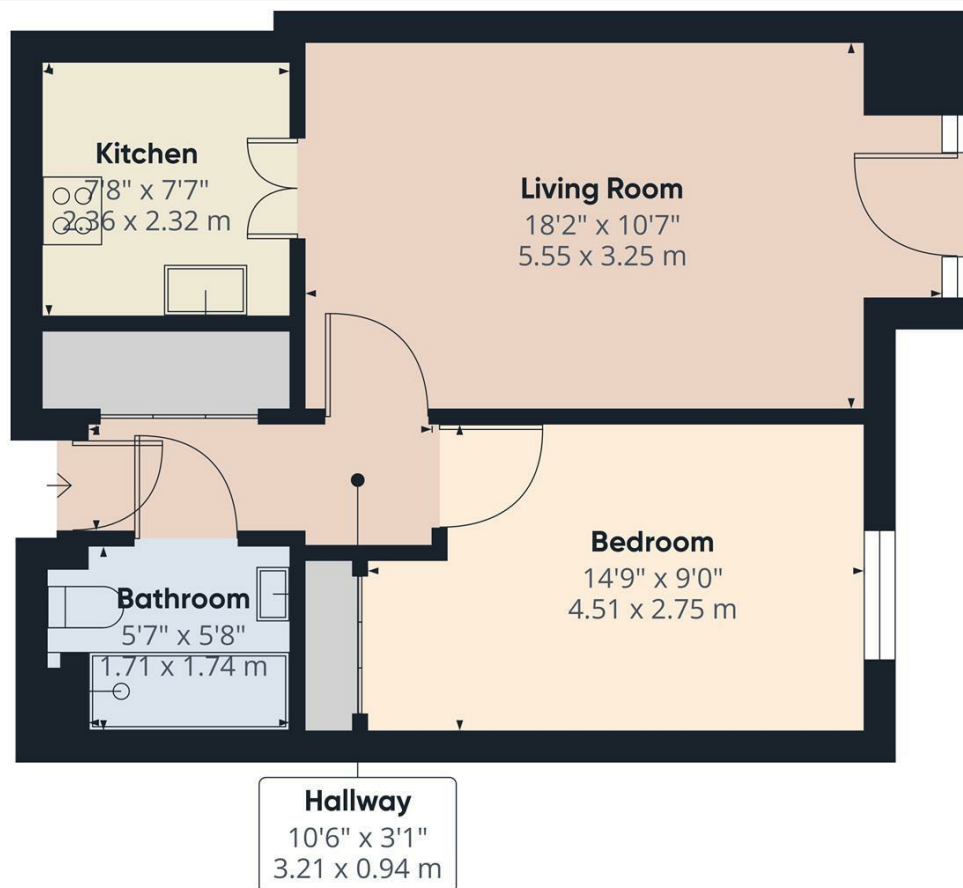
We have been advised the service charge is £3416 per annum and the ground rent is £109.00

Council tax band A

EPC - Current - 74C Potential -79C

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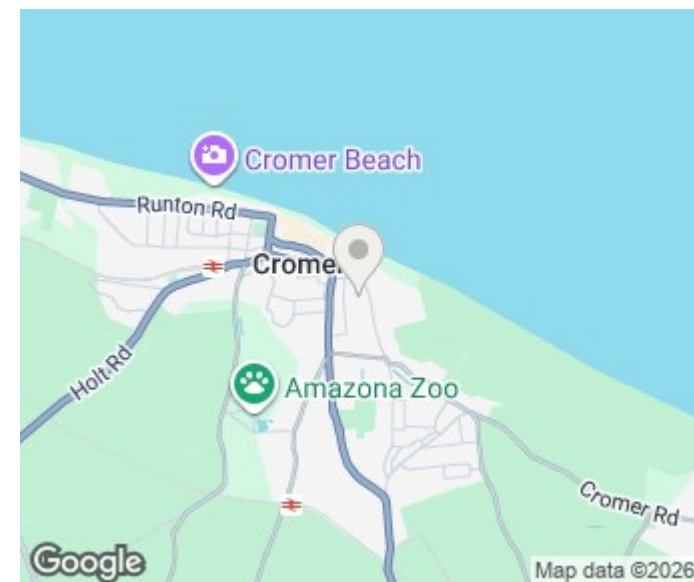
Approximate total area<sup>1)</sup>  
467.15 ft<sup>2</sup>  
43.4 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</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	

**HENLEYS**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements