



## 7 Ashdown Court, Cromer, NR27 0AE

**£190,000**

- Two bedroom Ground floor apartment
- Patio areas from lounge and bedroom
- Residents lounge

This lovely ground floor apartment consists of two bedrooms, lounge- diner and fitted kitchen and bathroom. The apartments and building have been specifically designed and built for the over 55's offering communal facilities which include a residents lounge with kitchen, laundry, hairdressing salon, guest suites, landscaped grounds, private parking, guest parking, on site manager available 9-5 weekdays, alarm/ intercom facility in each apartment linked to as central monitoring system and lift access to all floors





## Property Description

### OVERVIEW

This immaculate ground floor purpose built over 55s apartment lies in a sought after area of the beautiful seaside town of Cromer. This delightful apartment is within easy reach of the beaches, town centre and all its amenities along with the doctors and transport links. This lovely ground floor apartment consists of a spacious hallway with doors to the lounge-diner along with fully fitted kitchen, two double bedrooms and bathroom. This lovely apartment also boasts outside patio area ideal for alfresco dining and enjoying the summer evenings.

### AREA

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by. Cromer and District Hospital, dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

### HALLWAY

Door to front, carpets, built in shelves, large built in cupboard, ceiling lights and doors leading to bedrooms and reception rooms.

### KITCHEN

Double glazed window to the side, carpets, wall and base units, built in electric four ring hob with extractor, built in oven, stainless steel wash hand basin, plumbing for washing machine and space for fridge freezer. opening into lounge - diner.

### LOUNGE DINER

Double glazed window to the side and patio door leading onto patio at the front, carpets, wall mounted electric heater and fireplace with surround hearth and electric fire.

### SHOWER ROOM





Carpets, extractor fan, fully tiled, wall mounted vanity unit, mirror, shower cubicle, wash hand basin, WC and wall mounted electric heater.

#### MASTER BEDROOM

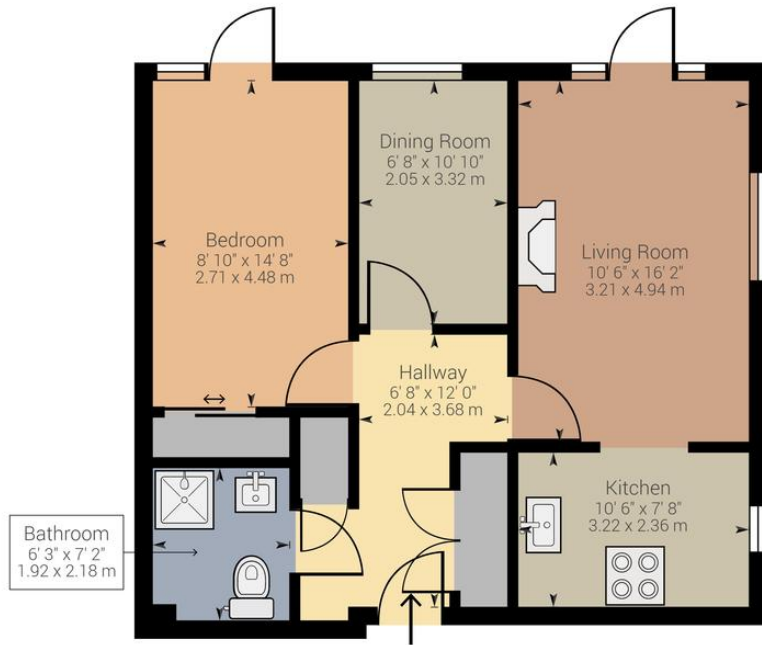
Carpets, fitted wardrobes and double glazed patio door to patio/ garden area to the front.

#### BEDROOM TWO

Double glazed window to the front, carpets, ceiling light, and wall mounted electric heater.







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Approximate net internal area: 634.07 ft<sup>2</sup> / 58.91 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.