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Ashdown Court . Cromer . NR27 0AE

Guide £180,000

NO ONWARD CHAIN

Conveniently located for the town centre, park and beach, 'Ashdown Court' is a purpose built development providing leasehold accommodation for the over 55's. The Mews cottage is set to the back of the complex, through the archway leading to the courtyard area and off road parking space. Entering into the property, with stairs leading up to the first floor. There is a ground floor cloakroom leading off the hallway and a further door leads into the open plan sitting/dining and fitted kitchen. The kitchen offers eye level cooker, electric hob with extractor hood above, space and plumbing for washing machine. The kitchen then opens into sitting/dining area. All new carpets have been fitted throughout, and recently decorated. The stairs lead to the landing with eaves storage and airing cupboard. Two good size double bedrooms are adequately catered for by a bathroom with panelled bath and shower over. The property is extremely well presented throughout. The outside areas offer a communal garden and use of the laundrette and communal rooms in the main building, also offered with a guest room and allocated off road parking. Leasehold property 66 years remaining. Service charge £3050, ground rent £244 per year.

Cromer is a very popular traditional sea side town with a famous pier. The town offers excellent shopping facilities and great transport links to Norwich and beyond.



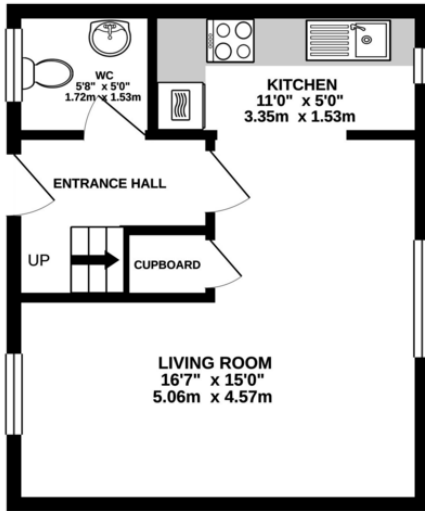
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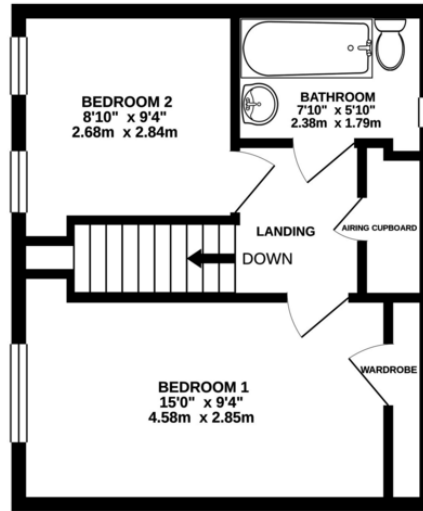
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GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.




1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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