

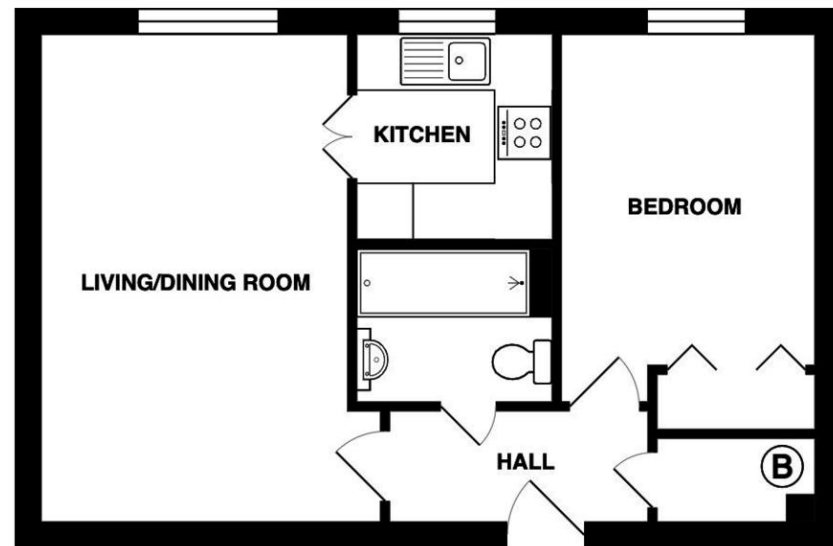
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If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

Leave Holt town centre via Cromer Road and turn right just after Gresham Prep School. Take the next left hand turn into Grove Lane and the property will be found on the right hand side.

Floor Plan



Total Area: 45.1 m² ... 486 ft²
All measurements are approximate and for display purposes only

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home for sale

35 Ainsworth Court
Grove Lane, Holt, NR25 6FD

Guide Price

£130,000

Leasehold

A well presented first-floor apartment, built by McCarthy & Stone and situated within a short walk of the town centre.

- EPC Rating "B" ● South Facing Living/Dining Room
- Fitted Kitchen with Integrated Appliances ● Well Appointed Shower Room
- Double Bedroom with Southerly Aspect ● 24 Hour Care Line and House Manager
- Exclusively for the over 60's ● Landscaped Communal Gardens and Off Road Parking
- Beautifully Appointed Residents Lounge and Kitchen ● No Onward Chain
- (Ref:TB21663)

Viewing strictly by
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Location

Holt is a delightful Georgian market town in an area of outstanding natural beauty just inland from the North Norfolk coast with its many miles of unspoilt coast line. Holt boasts numerous retail outlets many of which are independent tucked away in the network of charming courtyards and lanes. There is a fine selection of thriving clubs and societies and everyday amenities include a post office, doctors, dentist and supermarket alongside a lively café culture together with restaurants, boutiques and antique shops.

Holt Country Park with more than 100 acres of tranquil woodland has nature trails and an adventure playground and for a taste of the halcyon days of steam the North Norfolk Steam Railway runs the Poppy Line along the coast from Sheringham to Holt.

The quintessential seaside towns of Sheringham, Cromer and Wells Next The Sea are just a few miles away by road with Norwich and Kings Lynn easily reached for a day out shopping, visiting the theatre, museums or award winning bars and restaurants.

Description

Ainsworth Court is a well managed purpose built block, for the over 60's, situated in a highly sought after street within a short stroll of the town centre.

This well presented first-floor apartment situated on the southern side of the building enjoys the natural light and heat from the sun into the living and dining areas, kitchen and double bedroom. The kitchen is well fitted with a range of built-in units and integrated appliances. There is a modern shower room with large walk-in shower with sliding doors. A large storage cupboard housing the heating system is situated off the entrance hall and there is also a large double wardrobe in the bedroom.

Residents enjoy the use of all the communal facilities which include the use of the gardens and parking, communal lounge for events and coffee mornings or just to meet up with some friends. There is a guest suite which can be hired by residents for friends and family, a house manager, 24 hour care line and lift to all floors.

The accommodation comprises:-

Entrance Hall

9' 3" x 3' 11" (2.82m x 1.19m) Door entry system, telephone point, large built-in cupboard housing electric boiler, slatted shelves and electric consumer unit. Door to:-

Living/Dining Room

17' 5" x 12' 2" (5.31m x 3.71m) (reducing to 11') With South facing uPVC double glazed windows, electric flame effect feature fireplace, telephone point, media points, glazed double doors to:-

Kitchen

7' 4" x 7' 0" (2.24m x 2.13m) Fitted with a range of maple effect base and drawer units with working surfaces over, matching wall units, single bowl/single drainer sink with mixer tap, electric hob with extractor over, integrated single oven and microwave, integrated fridge and freezer, south facing uPVC double glazed window, tiled splashback, extractor.

Double Bedroom

13' 2" (reducing to 12' 2") x 9' 1" (4.01m x 2.77m) With south facing uPVC double glazed window, wall mounted Dimplex electric heater, tv aerial point, telephone point, built-in double wardrobe with sliding mirrored doors.

Shower Room

7' 0" x 5' 6" (2.13m x 1.68m) Fitted with a large tiled walk-in shower cubicle with sliding door and mixer shower over, vanity basin with unit beneath, mirror, light and shaver point, low level W.C., heated towel rail, wall mounted Dimplex fan heater, extractor fan.

Outside

The property is surrounded by well-tended communal gardens for the enjoyment of the residents, these are laid to lawn edged with a mix of shrubs and hedges and wrought iron railings which run around the property. There is outside seating and a car parking for the benefit of the residents on a first come, first served basis.

Services

Mains electricity, water and drainage.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513811
Tax Band: B

EPC Rating

The Energy Rating for this property is B. A full Energy Performance Certificate will be available on request.

Tenure

Leasehold. We understand that the property is held on the balance of a 125 year lease from 1st January 2008.
Annual Ground Rent £425
Annual Service Charge £2345.32

Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.