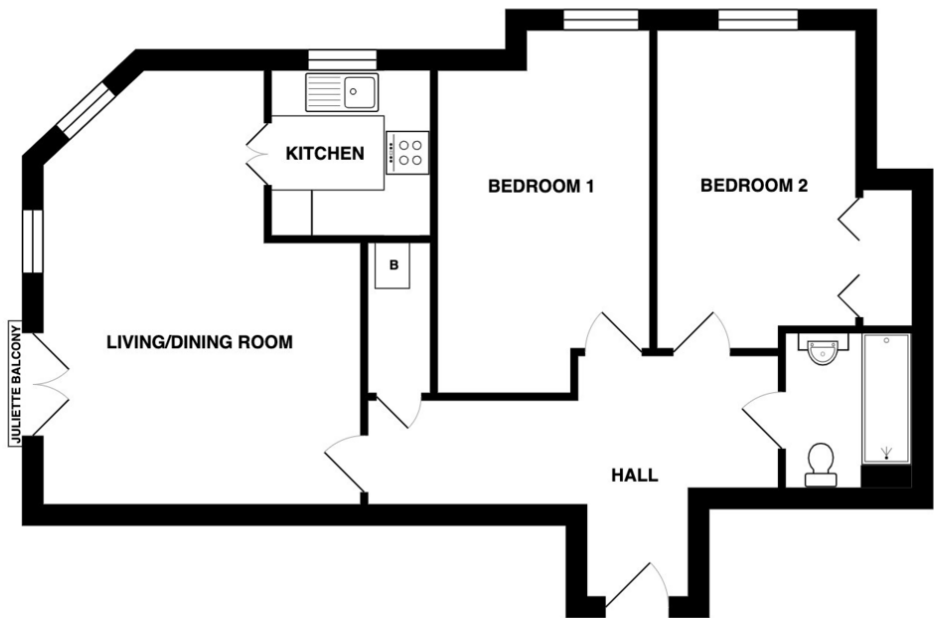


We Are Here To Help
If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions
Leave Holt via the old Cromer Road, and turn right into Grove Lane just after Greshams Prep School. Take the next left hand turn into Grove Lane and the property will be found on the right hand side, on the corner of Ainsworth Road.

Floor Plan



Total Area: 69.6 m² ... 749 ft²
All measurements are approximate and for display purposes only

Data Protection Act
The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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home for sale

34 Ainsworth Court
Holt, NR25 6FD

Asking Price Of
£130,000
Leasehold

A lovely, light and airy, 2 bedroom first floor apartment, situated on the South West corner of this modern purpose built block for the over 55's and newly decorated and beautifully presented throughout. Offered with no onward chain. Furniture available by separate negotiation.

- Dual Aspect Living/Dining Room • Fitted Kitchen • Two Generous Double Bedrooms
- Modern Shower Room • South and West Aspect • Communal Parking and Gardens
- Communal Lounge & Laundry Room • Development Manager & 24 Hour Care Line
- Recently Redecorated with Farrow & Ball paint. • No Onward Chain • (Ref: TB22777)

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 coastline. 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.

Ainsworth Court is situated in a prime location to the East of the town centre, approximately half a mile from the shops and doctor's surgery.

Description

This beautifully presented apartment is situated in a modern development, built by McCarthy and Stone and offering stylish accommodation for the over 60's with the benefit of lift access. The apartment occupies the South West corner of the first floor, benefitting from the warmth and natural light from the sun. The interior decor is modern and the accommodation comprises an entrance hall, spacious living/dining room with dual aspect, fitted kitchen with integrated appliances, two good sized double bedrooms and a shower room. Other benefits include modern thermostatically controlled electric heaters and uPVC double glazing. The residents within this development all benefit from attractive and well maintained communal gardens and parking, a communal lounge and laundry room, a development manager and 24 hour care line. Furniture available by separate negotiation.

The accommodation comprises;
Communal front door to;

Communal Entrance Hall

With secure door entry and further door leading into the communal lounge with managers office adjacent and further door to inner hall giving access to the laundry room, lift and stairs.

Private Entrance Hall

Electric radiator, door entry phone, hatch to loft, large built in cupboard with light housing the electric water heater, consumer unit and slatted shelves.

Living/Dining Room

19' 2" reducing to 11'6" x 14' 0" reducing to 9'8" (5.84m x 4.27m) Two uPVC double glazed windows with retractable insect screen to one window and South aspect uPVC French doors with Juliette balcony, modern electric radiator, media points, telephone and broadband point, double doors to;

Kitchen

7' 3" x 7' 0" (2.21m x 2.13m) Fitted with a range of Mapple effect base and drawer units with working surfaces over, matching wall units, eye level oven and microwave, ceramic hob with extractor over, integrated fridge and freezer, space and plumbing for a dishwasher, single bowl/single drainer sink with mixer tap and West aspect uPVC double glazed window with retractable insect screen.

Bedroom 1

14' 3" reducing to 14' x 9' 4" reducing to 4'6" (4.34m x 2.84m) West aspect uPVC double glazed window with retractable insect mesh, wall mounted electric heater.

Bedroom 2

14' 0" x 8' 9" (4.27m x 2.67m) With West aspect uPVC double glazed window with retractable insect mesh, built in wardrobe with sliding mirrored doors, telephone point, TV aerial point, wall mounted electric heater.

Shower Room

6' 10" x 5' 7" (2.08m x 1.7m) Fitted with a large walk in shower cubicle with sliding door and mixer shower over, vanity basin with unit beneath, mirror, light and shaver point, low level WC, medicine cabinet, wall mounted fan heater, extractor, fully tiled walls.

Outside

Well tended and colourful gardens surround the property and are there for the use of the residents. To the rear of the property and accessed off Ainsworth Road is a parking area for residents and their visitors.

Services

Maines water, electricity and drainage

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Sheringham, Norfolk, NR27 9EN.
Tel:01263 513811
Tax band: C

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

Tenure

Leasehold - We understand that the lease is held on the balance of a 125 years from 1st September 2007.
Annual ground rent: £495.50
Annual service charge: £4,389.28
In 2024 the owners have received £400 back each from the service charge payment.

Important Agent Note

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

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.