



29 Ainsworth Court, Holt

See all our properties at  **OnTheMarket.com**

Independent Estate Agents

Pointens

Property

The property offered for let is a first floor one bedroom apartment. Situated in a retirement development tailor-made for the over sixties, the apartment has been constructed to a very high standard by McCarthy and Stone and offers accommodation comprising an entrance hall, a good size sitting room with a dining area, a well fitted out kitchen, bedroom and a well fitted out bathroom. The apartment enjoys the benefit of sealed unit double glazed windows, modern night storage electric heating, a house manager (together with 24 hour emergency call out facility) an intruder alarm, illuminated light switches. Other facilities include a communal lounge and kitchen area together with well tended communal gardens and ample residents parking.

LOCATION

Ainsworth Court is located on Grove Lane, within walking distance of the centre of Holt. The town of Holt was first mentioned in the Domesday Book when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

Accommodation

Communal Entrance Hall with intercom system.

Entrance Hall

With intercom system. Airing cupboard with shelving and hot water system.

Sitting/Dining Room (19' x 11')

Attractive mock fireplace with electric flame effect fire, double doors and a Juliet balcony. Night storage radiator, television and telephone point. Double doors to:

Kitchen (8'10 x 5'9)

Good range of kitchen units with ample work surfaces, cupboards, drawers, wall units, built in fridge/freezer, microwave, oven, four plate ceramic hob and extractor hood. Stainless steel single drainer single bowl sink unit, double glazed window and tiled splashbacks.

Bedroom (13 6 x 9,3)'

Wall to wall mirror fronted wardrobe cupboards, double glazed window, Dimplex convector heater.

General Information

Communal gardens with seating areas and a range of plants and shrubs. Parking is to the rear of the building and is on a first come first served basis. Communal areas for the residents benefit from the use of excellent communal facilities, these include a very comfortable and attractive lounge area with tea and coffee making facilities and a modern laundry room with washing machines and tumble dryers. There is a guest suite located on the top floor which can be booked by residents for their guests. Residents also benefit from the services of a Development Manager who is available weekdays between the hours of 09.00am and 4.00pm and there is an emergency call system also available 24 hours a day.



General Information

Rent: £850 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £980 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all utility bills and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £195 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets may be considered.

Availability: This property is available immediately.

Term of tenancy: Initially 6 or 12 months.

Local Authority: North Norfolk District Council, 01263



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquir-