



THE STORY OF

# 44 Ainsworth Court

*Holt, Norfolk*

SOWERBYS



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# 44 Ainsworth Court

Grove Lane, Holt, Norfolk  
NR25 6FD

Two-Bedroom Second Floor  
Retirement Apartment

Lift to All Floors

Residents' Lounge  
and Guest Suite

Landscaped Communal  
Gardens

24-Hour Appello  
Emergency Call System

Development Manager on Site

Car Parking and Mobility  
Scooter Charging

Minimum Age  
Requirement: 60 Years

Convenient Location Close  
to Holt Town Centre

**S**et within the sought-after Ainsworth Court development, this well-presented two-bedroom second floor retirement apartment offers comfortable, secure living exclusively for the over-60s. Built by McCarthy & Stone, the development benefits from a lift to all floors, beautifully maintained communal gardens, a residents' lounge, guest suite and a 24-hour Appello emergency call system, all overseen by a Development Manager. Convenient facilities include communal laundry rooms, car parking and mobility scooter charging points, creating an easy and sociable lifestyle in a peaceful setting.

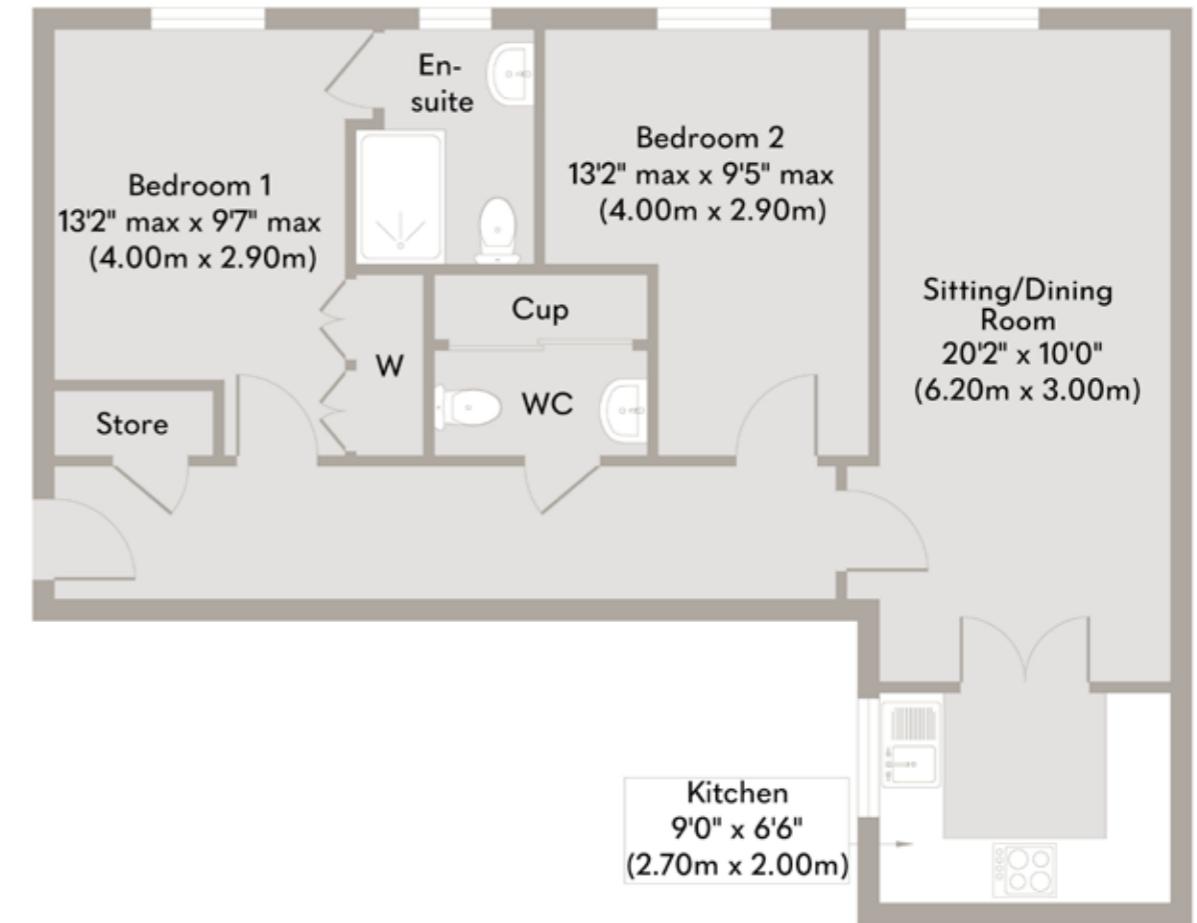
The apartment itself comprises an entrance hall, spacious lounge, fitted kitchen, two bedrooms and a bathroom, with included appliances such as a cooker, fridge/freezer and electric fire. Located on Grove Lane, the property is ideally positioned close to Holt's excellent range of shops, cafés and local amenities, making it an ideal choice for those seeking independent living with reassurance and community.



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A new home is just the beginning



Approximate Floor Area  
633 sq. ft  
(58.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Holt

## A STRONG SENSE OF COMMUNITY AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk's finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



### Note from Sowerbys



"...ideally positioned close to Holt's excellent range of shops, cafés and local amenities."



### SERVICES CONNECTED

Mains electricity, water, drainage, and gas. Electric heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Leasehold, with approximately 106 years remaining. Ground Rent £495 per annum; Service Charge (Sep '25-Feb '26) £2198.15

### LOCATION

What3words: //deep.giraffes.dollar

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# SOWERBYS

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