



2 Justice Court, Holt Road, Cromer, NR27 9EB

£175,000

- Ground Floor immaculate Apartment
- Stunning communal patio area
- Roof terrace
- EPC Rating: TBC

OVER 60's ground floor apartment situated within walking distance to amenities. Benefiting from secure access, lift access, communal guest lounge, roof terrace, communal patio area and an option for parking. The apartment consists of a open plan lounge diner and kitchen, double bedroom, utility area and shower room.



Property Description

OVERVIEW

Tenure: Leasehold

OVER 60's apartment is situated within walking distance to amenities, in this rarely available location, benefiting from secure access, parking and a communal residents lounge. The accommodation is generously proportioned and comprises a sitting room/dining room, cloakroom, kitchen with integrated appliances, bathroom and a double bedroom with built in wardrobe. The property has a light and airy feel with full height uPVC double glazed windows to front. Additional facilities and services can be taken advantage of at the property, including cleaning, communal lounge with kitchen and a roof terrace.

LOCATION

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by. Cromer and District Hospital, dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

ENTRANCE HALL

Fitted carpet with underfloor heating, smooth ceiling, doors to:

SITTING ROOM

Fitted carpet with underfloor heating and control, telephone and television point, uPVC double glazed window to front.

KITCHEN

Fitted range of wall and base level units with rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer





tap, tiled splash backs, inset electric ceramic hob with glass splash back and extractor fan, built-in electric oven, tiled flooring with underfloor heating and control, integrated fridge freezer, smooth coved ceiling.

FAMILY BATHROOM

Three-piece suite comprising low level W.C with end posed cistern, wall mounted hand wash basin with mixer tap, panelled bath with mixer tap and thermostatically controlled shower, tiled splash backs, tiled flooring with underfloor heating and control, electric heated towel rail, smooth ceiling with extractor fan.

BOILER/UTILITY ROOM

Fitted carpet with underfloor heating, electric boiler system and hot water tank, space for washing machine, electric fuse box and meters.

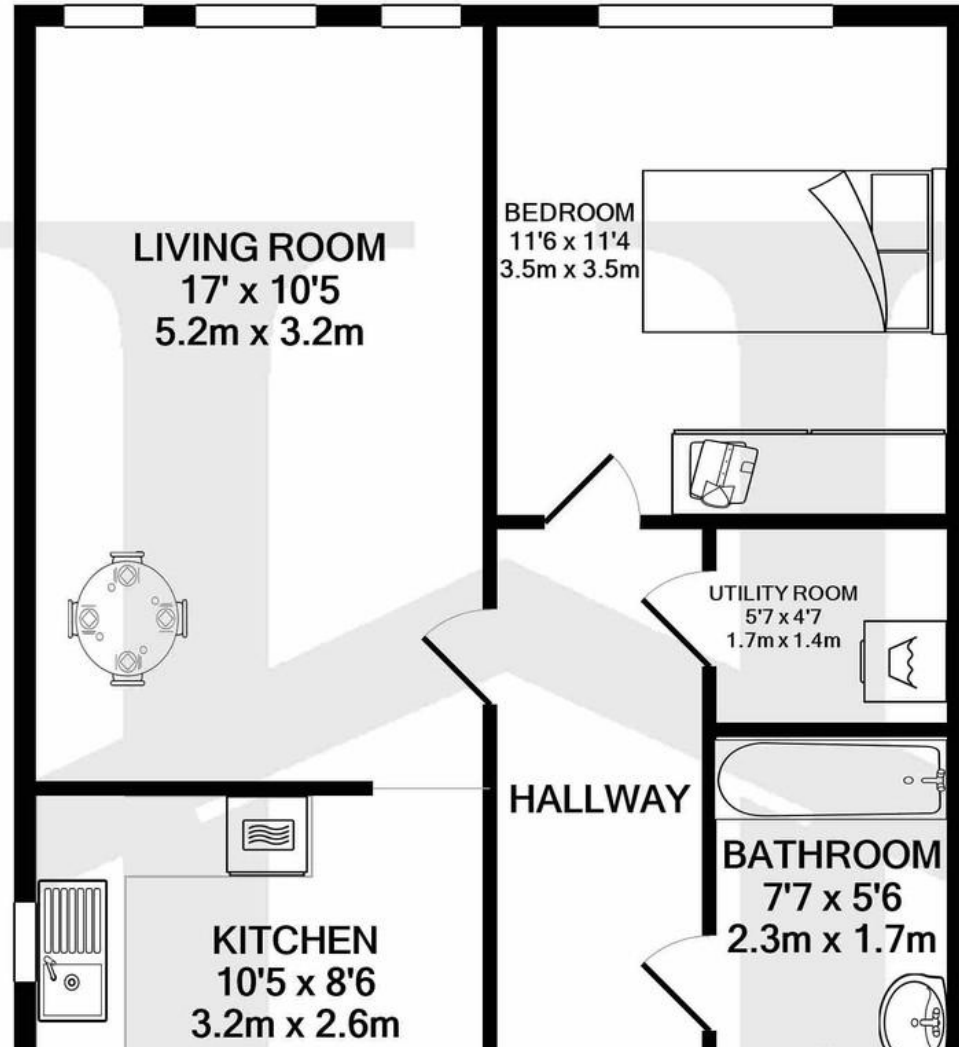


DOUBLE BEDROOM

Fitted carpet with underfloor heating and control, built-in double wardrobe x2, uPVC double glazed full height windows to front.

OUTSIDE

The property is approached via secure gated access and leads to a parking area with spaces available via separate negotiation. There is a secure entrance door and reception with hallways to left and right. Following the left hallway, the property can be found on the left hand side.



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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.