



## Holt Road

Cromer, NR27 9EL

- Exclusively for the Over 60's
- Communal Lounge and Gardens
- Two Double Bedrooms Two Bathrooms
- Private Patio & No Chain

**£250,000**

EPC Rating '85'





## Property Description

We are pleased to offer for sale this two bedroom, two bathroom, first floor apartment situated within McCarthy & Stones prestigious Justice Court development, which is exclusively for the over 60s. This apartment has two double bedrooms, one with en-suite, dressing room, fully integrated kitchen, all with underfloor heating, as well as many communal facilities including lounge, gardens, roof terrace and a room for storing & charging electric scooters. This particular apartment is located at the rear of the building and enjoys a covered patio area looking into the communal gardens. There is a 24 hour emergency call & assistance service, on-site house manager (office hours) and handyman service available. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

## LOCATION

Cromer is known as the gem in the Norfolk Coast with road and rail links to Norwich which is some 23 miles to the south. There is a good range of shops and other amenities including a golf course, hotels and restaurants, a cinema, schools, doctors and dentists. It has sandy beaches, a long promenade and a traditional Victorian pier.



### ENTRANCE HALL

Wall mounted emergency pull cord system, video door entry system linked to CCTV, access to all rooms.

### LOUNGE/DINER

19' 6" x 10' 3" (5.94m x 3.12m) Double glazed windows and door to patio, open aspect to kitchen.

### KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m) Fitted with a range of gloss fronted wall & base units comprising cupboards and drawers with work surfaces having inset single drainer sink and mixer tap, built-in fridge-freezer, space & plumbing for slimline dishwasher, electric oven & hob with cooker hood above.

### MASTER BEDROOM

13' 2" x 10' 1" (4.01m x 3.07m) Double glazed windows to rear overlooking the communal garden.

### DRESSING ROOM

6' 11" x 5' 1" (2.11m x 1.55m) Fitted with a range of open fronted wardrobes offering shelving and hanging space.

### ENSUITE

7' 2" x 6' 11" (2.18m x 2.11m) Three piece suite comprising low-level WC, wash hand basin with built-in vanity cupboard and bath with shower over. Fully tiled walls, tiled floor, ceiling spotlights, wall mounted vanity cupboard, shaver point, heated towel rail.

### BEDROOM TWO

11' x 10' 6" (3.35m x 3.2m) Double glazed window and door to patio.

### SHOWER ROOM

7' 2" x 4' 7" (2.18m x 1.4m) Three piece suite comprising low-level WC, wash hand basin & shower cubicle glass door. fully tiled walls, heated towel rail.

### UTILITY ROOM

7' 4" x 4' 2" (2.24m x 1.27m) Housing the fresh air ventilation and heat recovery system. Space & plumbing for washing machine.

### SERVICES

The property has the benefit of underfloor heating with thermostats in each room and a fresh air ventilation & heat recovery system.

### OUTSIDE

There are communal gardens and a communal roof terrace. Car parking is available at a charge of £125 per 6 months (as at 2018/2019).





### LEASEHOLD PROPERTIES

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.


### AGENTS NOTE

We have been advised that pets are allowed with prior permission. There is a guest suite available to book for visitors. Lift to all floors.



## Viewings

By arrangement with the agents, Acorn Properties

 **01692 402019**

## Tenure

Leasehold

## Possession

Vacant possession on completion

## Council Tax Band

Band C

## Directions

Opposite Morrisons in Cromer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



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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 are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.