



## 33 ASHDOWN COURT CROMER, NR27 0AE

£850 PCM

This lovely second floor flat consists of two bedrooms, lounge/diner, fitted kitchen and bathroom. The apartments and building have been specifically designed and built for the over 55's offering communal facilities which include a residents lounge with kitchen, laundry, hairdressing salon, guest suites, landscaped grounds, private parking, guest parking, on site manager available 9-5 weekdays, alarm/intercom facility in each apartment linked to a central monitoring system and lift access to all floors.

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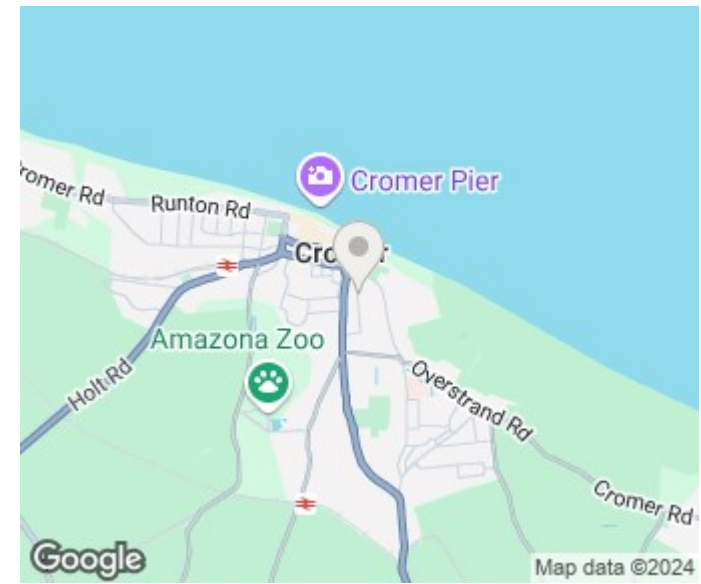
Approximate total area<sup>(1)</sup>

649.64 ft<sup>2</sup>  
60.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements