



## ASHDOWN COURT CROMER, NR27 0AE

£169,950  
LEASEHOLD

This delightful cottage on Ashdown Court in Cromer offers a perfect blend of comfort and accessibility. The cottage is thoughtfully designed with two bathrooms, ensuring convenience for all occupants. Notably, the property is equipped with a stair lift and bath accessibility aid, making it particularly suitable for individuals with mobility challenges.

The enclosed garden is a true highlight, offering a private outdoor space where one can enjoy the fresh air and tranquility of the surroundings. It presents an excellent opportunity for gardening enthusiasts or simply a serene spot to unwind after a long day.

This cottage in Cromer is not just a home; it is a lifestyle choice, combining the charm of coastal living with modern amenities. With its thoughtful features and inviting atmosphere, it is a property that truly deserves viewing.

**HENLEYS**  
Residential Sales & Lettings

# ASHDOWN COURT

- Close to amenities
- Enclosed rear garden
- Ample storage
- Two Bathrooms
- Close to Hospital and Doctors Practice
- Close to town centre
- Close to Beach

## Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for its Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

## Overview

This cottage at Ashdown Court comprises of 1/2 bedrooms, two bathrooms, kitchen, living room, porch (with storage), a large storage cupboard and its own enclosed garden to the rear.

Ashdown Court at a Glance.

- Housing with support
- 52 flats, cottages. Built in 1993. Sizes 1 bedroom, 2 bedroom
- Resident management staff and community alarm service
- Lift, lounge, laundry, guest facilities, garden, hairdressing salon
- Whole site accessible by wheelchair. Access to site easy, but less so for less mobile people. Distances: bus stop 500 yards; shop 500 yards; post office 0.6 mile(s); town centre 1/4 mile; GP 1/4 mile; social centre 1/4 mile.
- Regular social activities include coffee mornings, bingo, cheese & wine evening, Easter events and fund raising. New residents accepted from 55 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission)

## Porch

Glazed door to porch with concrete floor and storage cupboard to right housing meters.

## Entrance Hallway

Glazed panel door leads to entrance hallway. Window to living room, wall mounted radiator, carpeted floor. Door to living room and stairs immediately ahead with stair lift installed.

## Living Room

Window to front aspect, marble effect fireplace and hearth with decorative timber surround (plug for electric fire). TV point, phone point, wall mounted radiator, carpeted floor with door to hallway and opening to kitchen.



### Kitchen

Base and wall units with laminated worktop, mid level electric oven, electric hob with cooker hood over, stainless steel sink with drainer, space for washing machine, space for fridge/freezer, tiled splashbacks and vinyl flooring.

### Hallway

Doors to storage room, bathroom and bedroom two/reception room and carpeted floor.

### Storage Room

Heating control, coat hooks and vinyl flooring.

### Bathroom

Obscured window to rear aspect, pedestal basin, mirror with shaving light/socket, single flush WC, electric chrome towel radiator, shower enclosure with sliding door and grab rail, wall mounted radiator, walls fully tiled and vinyl flooring.

### Bedroom/Reception Room

Window and panel glazed door to sunroom, phone point, wall mounted radiator and carpeted floor.

### Sunroom/Conservatory

Access through a glazed panel door to the sunroom, high level glazed windows to each side and full length windows and door to the rear aspect leading onto the patio/garden.

### Landing

High level window to rear aspect, doors to bathroom and bedroom one. Carpeted floor and storage cupboard in eaves.

### Bathroom

High level window to rear aspect, pedestal basin, mirror with shaver light/socket, single flush close coupled WC, bath with grab handles and accessibility lift, wall mounted radiator, tiled splashbacks and vinyl flooring.

### Bedroom

Window to front aspect, double built in wardrobe with mirrored doors, TV point, wall mounted radiator, carpeted floors and loft hatch.

### Outside

To the rear is a enclosed private garden with patio area and shrubs. Trellis fencing to both sides and gate to rear access.

### Agents Note

Ground rent: £245.66

Annual Maintenance Charge: £4,269.25

The vendor will leave fridge/freezer, washer/dryer, microwave plus stair lift. They will however remove all or any if requested.

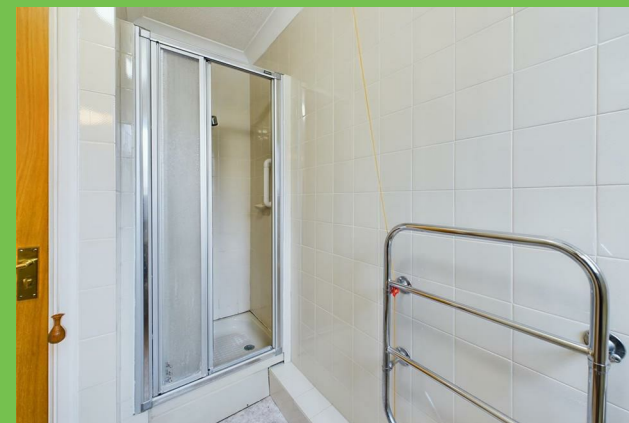
Within the complex there are communal meeting rooms, a laundry room, hairdressers and communal gardens. There is also accommodation for visiting guests.

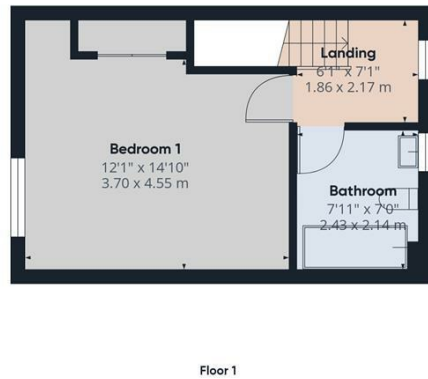
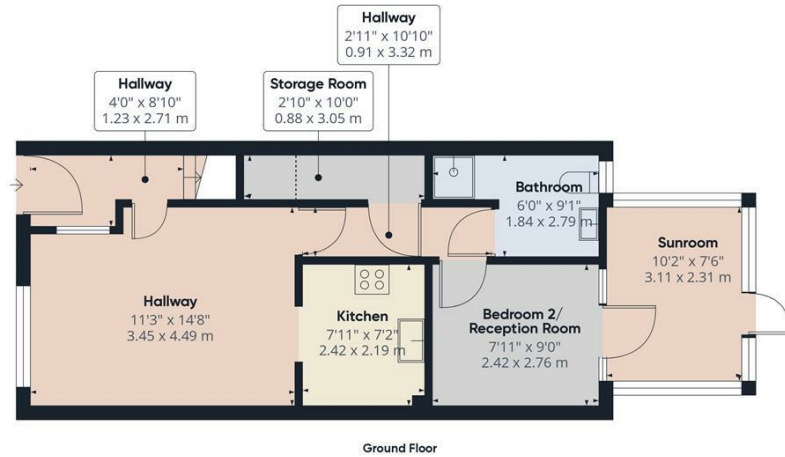
The management fees covers water rates, external decoration, buildings insurance and maintenance of the communal grounds.

There is an on site site manager during working hours.

The property has a 24 monitored emergency call out system.

## 41 ASHDOWN COURT





Approximate total area<sup>®</sup>  
803.07 ft<sup>2</sup>  
74.61 m<sup>2</sup>

Reduced headroom  
7.49 ft<sup>2</sup>  
0.7 m<sup>2</sup>

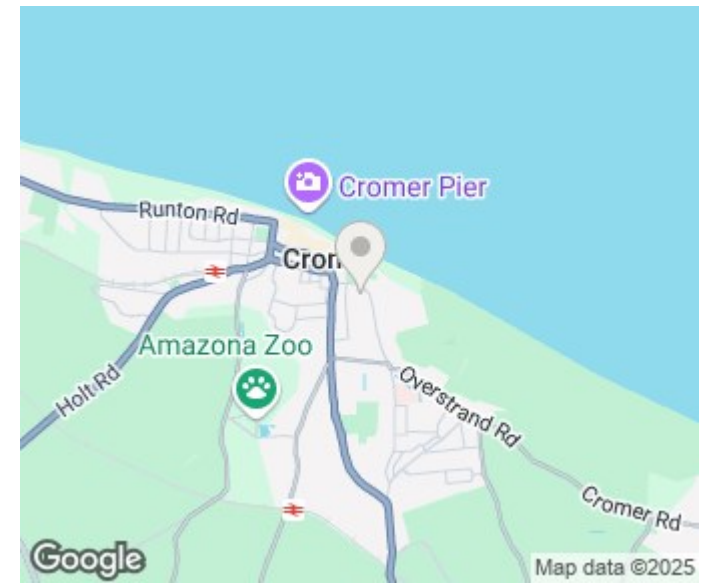
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	