

Arnolds | Keys



3 Justice Court Holt Road, Cromer, Norfolk, NR27 9EL

Offers Over £150,000

- Ground floor apartment
- Electric underfloor heating
- Beautifully presented
- No onward chain
- Over 60's complex
- Communal gardens with vegetable plot
- Modern kitchen
- Walking distance of the Town Centre.

3 Justice Court Holt Road, Cromer NR27 9EL

Offered with no onward chain and situated in the prestigious over 60's complex of Justice Court is this ground floor apartment which needs to be seen to be appreciated. The accommodation is beautifully presented, light and nicely proportioned. The property has a secure entry system and underfloor heating throughout.

Cromer itself offers a wide range of amenities, including an excellent selection of shops and both bus and rail services, all of which are within easy walking distance of Justice Court.



Council Tax Band: B



COMMUNAL ENTRANCE

Key fob security system with automatic doors opening to main reception area, managers office, stairs and lift to all floors. The apartment is situated on the ground floor to the left hand side of the building, facing out to the front.

ENTRANCE HALLWAY

Solid wood private entrance door leading into the apartment hallway with carpet, wall mounted telephone entry system and emergency pull cord. Underfloor heating, oak internal doors to all rooms, ceiling light. Door to UTILITY CUPBOARD housing hot water cylinder and has provision for washing machine and tumble dyer.

SITTING/DINING ROOM

UPVC sealed unit window to the front and side. Carpet, underfloor heating, two ceiling light points, TV point, space for table and chairs, opening to the

KITCHEN

UPVC sealed unit window to the side, range of white modern base and drawer units, with wood effect work surface over. Built in electric oven and four ring electric hob with extractor hood and light above. Provision and plumbing for dishwasher and fridge freezer. Inset stainless steel sink unit with mixer tap over. Matching wall mounted cupboards with under lighting. Ceiling spot lighting and tiled flooring.

BEDROOM

UPVC sealed unit window to the front, carpet, underfloor heating, ceiling light point. Double sliding mirrored doors to built in wardrobe with handing rail and shelving.

SHOWER ROOM

A modern suite with large walk in shower cubicle, with extensively tiled walls, and opening glazed doors. Wall mounted vanity wash hand basin with storage cupboard beneath. Large wall mounted mirror and light over. Closed couple WC. tiled flooring, ceiling light. Wall mounted heated towel rail.

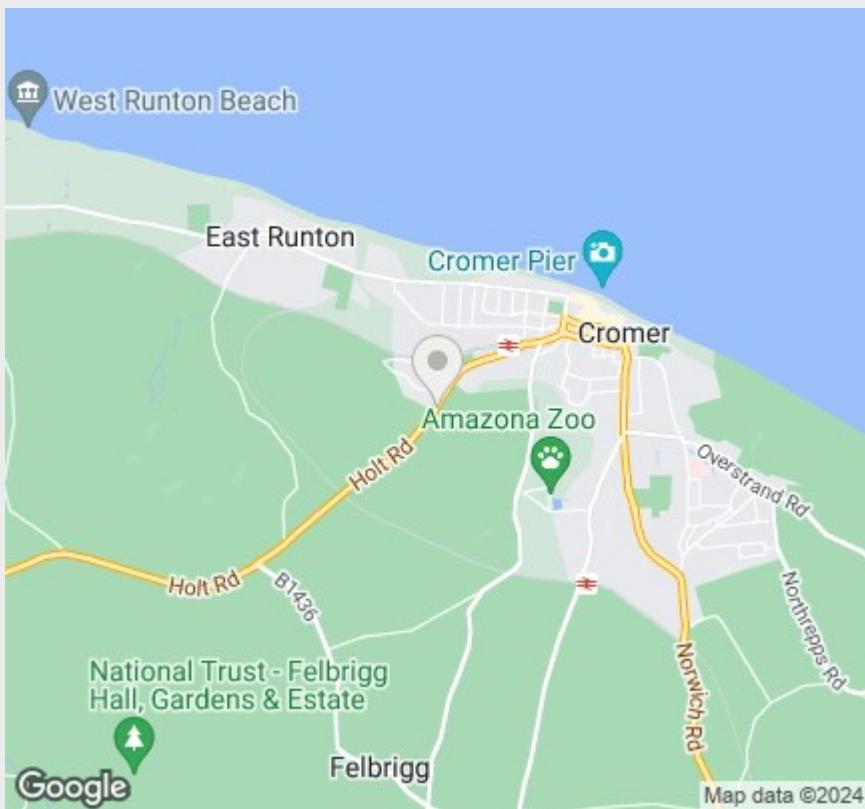
OUTSIDE

There is the use of communal gardens and vegetable gardens and a super roof terrace which is a communal area for all to use and boasts fantastic sea and church views.

AGENTS NOTE

The property is leasehold with 117 years remaining. Service charge is £2517 per year. Ground rent is £247.50 half yearly. Car parking spaces are paid for separately.



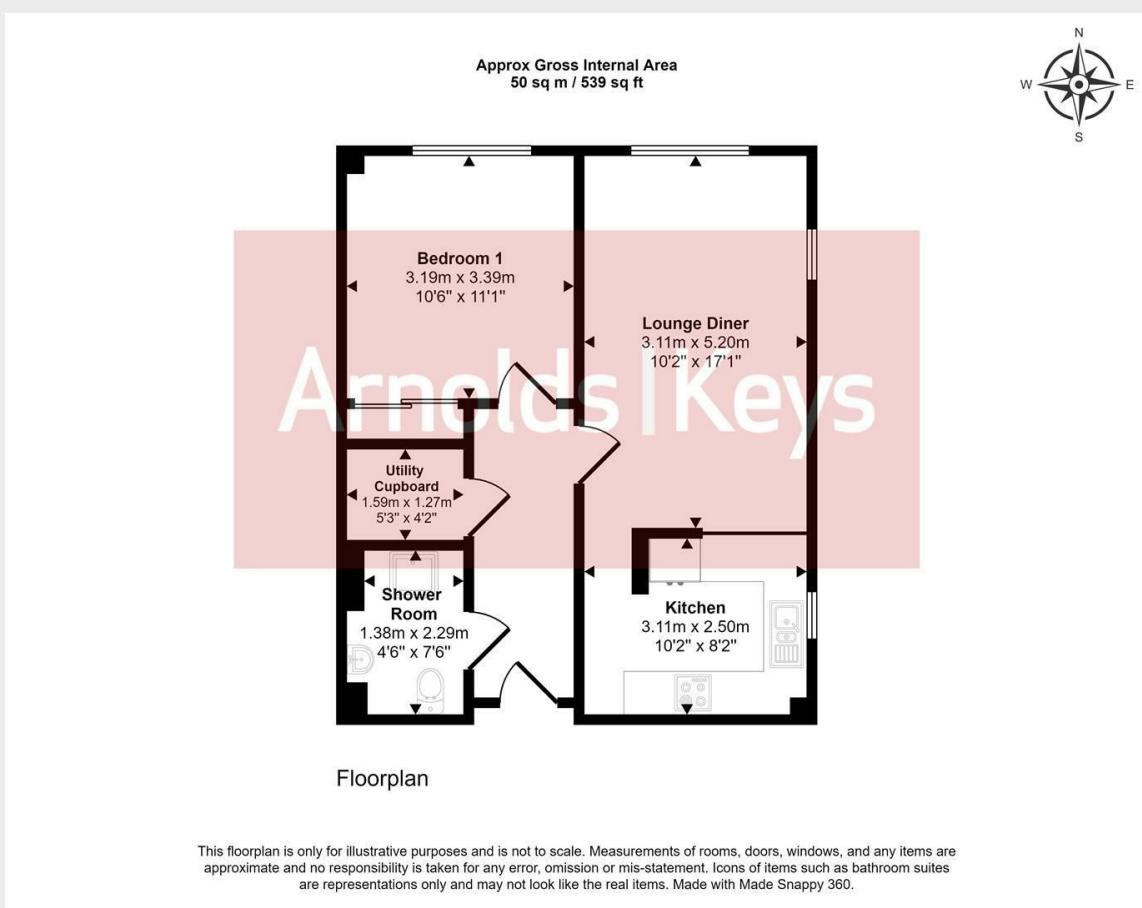


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.