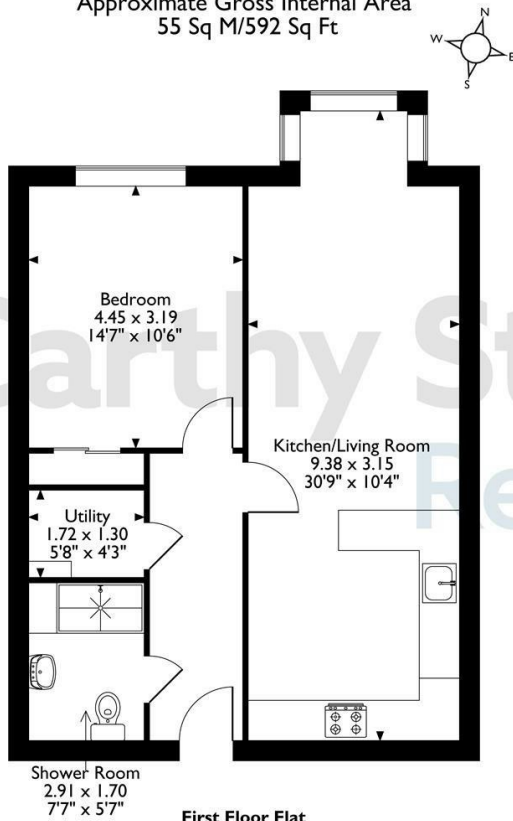


9, Justice Court, Holt Road, Cromer, Norfolk
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Council Tax Band: B



| 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 | |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



9 Justice Court

Holt Road, Cromer, NR27 9EL



Asking price £160,000 Leasehold

A well-presented ONE BEDROOM apartment situated on the FIRST floor with LIFT access. This apartment boasts a spacious dining area with ample room for dining, modern kitchen with INTEGRATED appliances, spacious double bedroom, fully fitted bathroom. Justice Court, a McCarthy Stone retirement development is nestled in Cromer and boasts landscaped gardens as well as homeowner's lounge where SOCIAL events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

Justice Court, Holt Road, Cromer

Justice Court

Justice Court was built by McCarthy & Stone and designed specifically for independent living for the over 60's and is located in the popular seaside town of Cromer. The development consists of 35 one & two bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist level ovens, secure entry system, under floor heating, illuminated light switches and fitted wardrobes to the bedroom. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security system. All energy costs of the Home Owners lounge and other communal areas are covered in the service charge. For your peace of mind the development has a 24-hour emergency call system, should you need assistance. The Home Owners lounge provides a great space to socialise with family and friends. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability). It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

Local Area

Justice Court is situated in the heart of the seaside town of Cromer, where you will find plenty of amenities within easy reach. There's an abundance of shops, supermarkets, cafes, bars and restaurants close by and the sea front pier is just half a mile away where you will find the Pavillion Theatre as well as enjoying walks along the coastline. Further afield Norwich city centre is less than an hour by car or there's regular bus and train services available on most days.

Entrance Hall

Front door with spy hole leads to a spacious hall with the 24-hour Tunstall emergency response pull cord system, security door entry system and smoke detector. From the hallway there are doors leading to a utility/storage area housing a washer drier and boiler which has been regularly serviced. Further doors leading to the lounge, bathroom and bedroom.



Lounge

Spacious lounge with double full height, double glazed windows, allowing plenty of light into the room. TV and Sky/Sky+ connection points and power points.

Kitchen

Fully fitted kitchen with a range of modern wall and base cabinets for ample storage with a wooden effect laminate work surface over. Stainless steel sink with chrome mixer tap, integral fridge/freezer, waist level oven (for minimal bend), ceramic hob with stainless steel extractor fan over. Under pelmet lighting and ceramic floor tiling.

Bedroom

A spacious, bright and airy double bedroom with a full height window which allows plenty of natural light in. Double wardrobe with mirrored doors, TV and power points, raised for convenience.

Bathroom

Fully tiled suite which is tiled throughout, consisting of a bath with chrome wall mounted shower over and chrome grab rail, WC, vanity unit with hand basin and feature illuminated mirror above. Heated chrome ladder style towel rail, extractor and emergency pull cord system.

Service charge

- On-site visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.



1 bed | £160,000

Annual Service charge: £3,092.16 for financial year ending 30/9/2025

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)

Parking

Car parking spaces are on a rental basis and subject to availability (speak to your House Manager for further information)

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Lease Information

Lease: 125 years from 1st Jan 2015

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

It is a condition of the purchase that residents must meet the age requirement of 60 years and over.

