

38 Ainsworth Court

Grove Lane, Holt, Norfolk, NR25 6FD



PRICE: £120,000

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH JULIET BALCONY OVERLOOKING THE COMMUNAL GARDENS

Ainsworth Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 2 floors each served by lift. Situated within close proximity to the High Street with all local amenities including Bakers, Restaurants, Cafes and Bakers and Larners Department Store. Holt country Park with its delightful walks is within easy reach and the Development is on the bus route to Holt, coastal town of Sheringham and onto Norwich. The

Development can be contacted from various points within each property in the case of an emergency. 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one and two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

- Residents' lounge
- Communal Laundry facilities
- Landscaped Gardens
- Car Parking and Mobility Scooter Charging Point
- 24 hour Appello emergency call system
- Guest Suite and Lift to all floors
- Development Manager
- Price to include Carpets, Curtains and light fittings
- Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 45.0 sq.m. (484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£2911.84

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.