

30 Ainsworth Court

Grove Lane, Holt, Norfolk, NR25 6FD



PRICE: £135,000

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

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 Hold, 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.

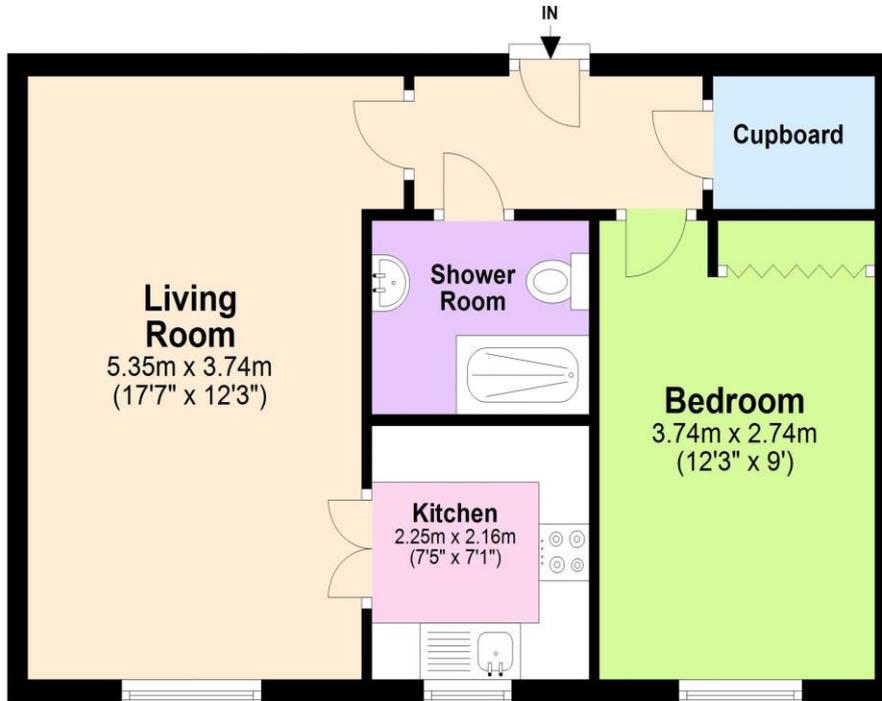
- Residents' lounge
- Communal Laundry facilities
- Landscaped Gardens
- Car Parking and Mobility Scooter Charging Point
- 24 hour Appello emergency call system
- Guest Suite and Lift to all floors
- Development Manager
- Price to include carpets, curtains and light fittings
- Lease: 125 years from 2007



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

Flat

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 44.1 sq. metres (475.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(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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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.