

Britain's Number One Retirement Property Specialist

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 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
- Lease: 125 years from 2007







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

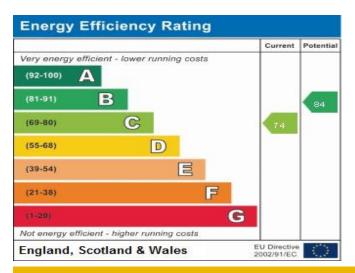
Visit us at retirementhomesearch.co.uk





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). Powered by www.focalagent.com



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

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office: Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR Registered in England No. 3829469



1% Contingency



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.