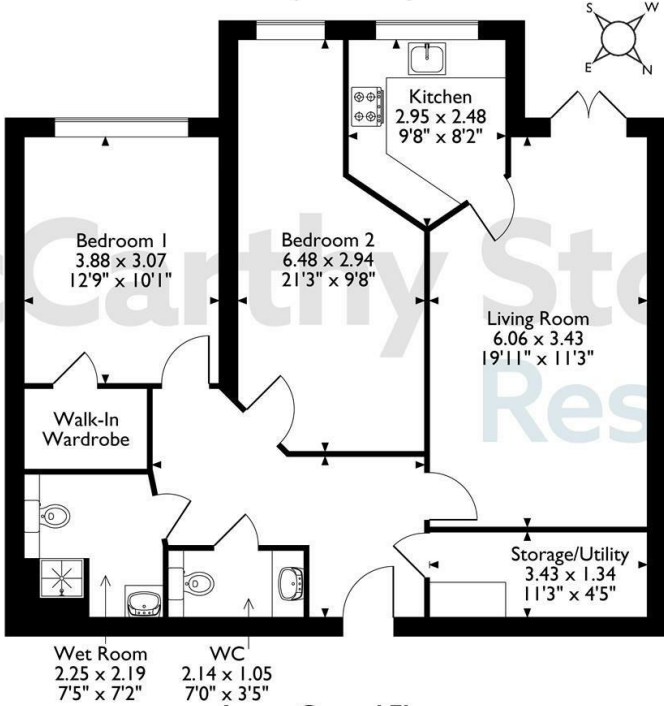


4 Daisy Hill Court, Westfield View, Norwich, Norfolk
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



Council Tax Band: C



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	

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4 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Asking price £375,000 Leasehold

A beautiful SOUTH WEST FACING TWO BEDROOM retirement apartment on the lower GROUND level with a patio area with GARDEN VIEWS.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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Daisy Hill Court, Westfield View, Bluebell Road, Eaton, NR4 7FL

Daisy Hill Court
Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team.

Designed specifically for the over 70s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is also car parking, giving the option of easy travel to nearby places including Norwich and the pretty villages of Cringleford and Keswick, or further afield to the coastal beauty of Great Yarmouth. All the conveniences of Eaton village are on your doorstep, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Set in the heart of Eaton village, Daisy Hill Court is also close to Eaton Park, the largest of Norwich's historic parks at more than 80 acres. As well as this beautiful space, Eaton boasts a well-stocked Waitrose, an opticians and pharmacy, as well as a number of shops and cafes. Placed only a mile from the local Doctors' surgery but close to the leisure and fitness facilities available in central Norwich, it's an ideal location for those attending health classes and keeping fit.

Apartment Overview
Beautifully presented apartment benefitting from a patio area, perfect for enjoying the sunny south west facing aspect and rear gardens and aspect. The apartment boasts two generous bedrooms, shower room and guest WC in addition to a modern kitchen. Under floor heating runs throughout the apartment. *Early viewings advised*

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedrooms, lounge, shower room and WC. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.



Lounge
Bright and airy lounge benefitting from French Doors leading onto a walk out balcony with sunny south west facing aspect and views of the gardens towards the rear. The room provides ample space for dining. Telephone and sky++ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The south west garden facing window with blind sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor and central ceiling lighting.

Master Bedroom
Spacious master bedroom with south west garden facing window and the benefit from a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point, raised height sockets, ceiling light.

Second bedroom
Generous second bedroom which could be used for dining or study / hobby room. This room also has the advantage of a large sunny south west facing window providing garden views. Raised height sockets, ceiling light.

Wet Room
Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and shower curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail, ceiling spotlights.

WC
Located off the hallway, perfect for guests. Suite comprising, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail.

Service Charge
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• Subsidised onsite restaurant
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds



2 Bed | £375,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Running of the on-site restaurant
- Buildings insurance

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

Service charge- £12,112.20 per annum (up to financial year end 30/06/2026).
Entitlements Service Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Parking
This property comes with an allocated parking space.

Lease Information
Lease: 999 year lease from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2033

Additional Services
** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

