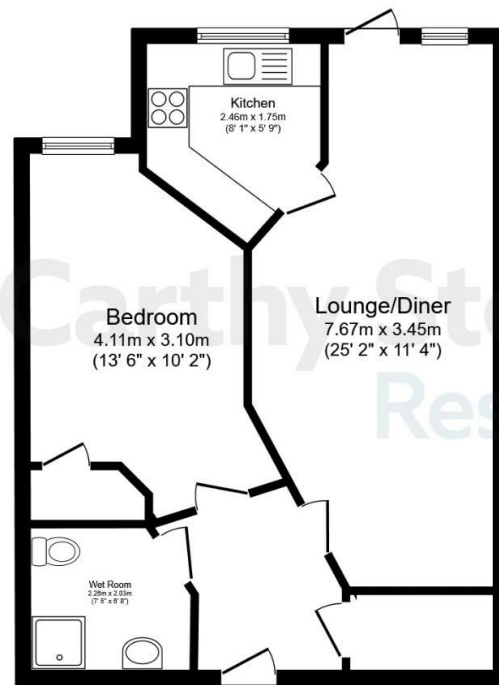


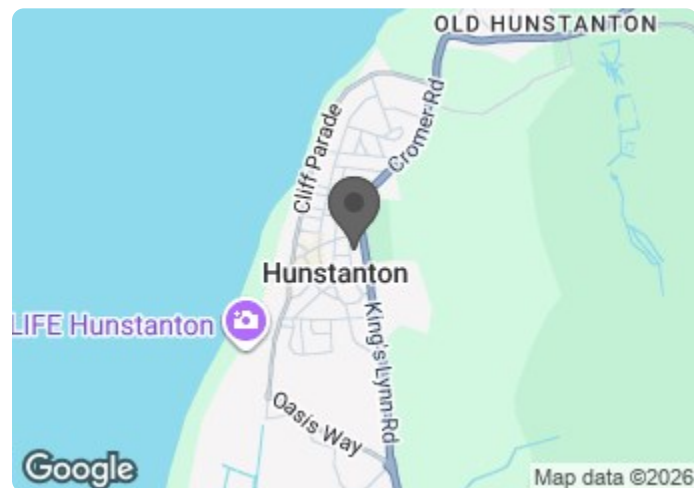
## 16 Eastland Grange

Valentine Road, Hunstanton, PE36 5FA



Total floor area 55.3 sq.m. (595 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

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £200,000 Leasehold**

A STUNNING one bedroomed retirement apartment. This apartment is located on the GROUND FLOOR and it boasts direct access to a PATIO AREA overlooking the beautiful communal gardens.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



# Eastland Grange, 16 Valentine Road, Hunstanton, PE36 5FA

## Eastland Grange

Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. The communal lounge is a great place to socialise and join in as little or as often as you wish with the various activities on offer or enjoy the beautiful landscaped gardens. The on site Bistro restaurant serves freshly prepared meals and snacks daily. If your guests are travelling from afar, the Guest Suite is available at a small charge (subject to availability). Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsbury's. The development is situated in a convenient location, just minutes from the seafront and town centre Hunstanton. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year. Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.

## Care and Support

Eastland Grange is part of McCarthy & Stone's Retirement Living PLUS range, which means you can relax knowing an Estate Manager or their team are on hand to offer support if you should need it. You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our Your Life CQC qualified team will be on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. and other services can be purchased for additional costs. Please speak to the Estate Manager about the price of additional services.

## Entrance Hall

Front door with spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall.

Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedroom and wet room.

## Living Room

A bright and generously sized living room is complimented by a full height window and door, which opens onto a patio area overlooking the communal gardens. Ample room for dining, TV point (with Sky/Sky+ capabilities), telephone points, raised power sockets and two decorative ceiling lights. Part glazed door lead into a separate kitchen.

## Kitchen

This modern kitchen is fitted with a range of sleek high gloss base and wall units. Waist height (for minimum bend) electric oven with space above for microwave, and electric four ring hob with extractor hood above. Stainless steel sink with mixer tap sits beneath a double glazed window. Integral fridge/freezer. Central ceiling light fitting. Tiled floor.

## Bedroom

A light and spacious double room featuring a walk in wardrobe for ample clothes and shoe storage, TV & telephone point, raised power sockets for convenience and a decorative ceiling light.

## Wet Room

Modern and stylish purpose built wet room with slip-resistant flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin. Vanity unit storage cupboard. Wall mounted mirror with built in light. Chrome wall mounted heated towel rail.

## Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

# 1 Bed | £200,000

Annual Service charge: £9,892.80 for financial year ending 30/09/2026. 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 Estate Manager.

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

## Lease Information

Lease Length: 999 years from 1st June 2018.  
Ground Rent: £435 per annum  
Ground Rent Review: 1st June 2033

## Parking

Allocated Car Parking space included with this apartment.

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

