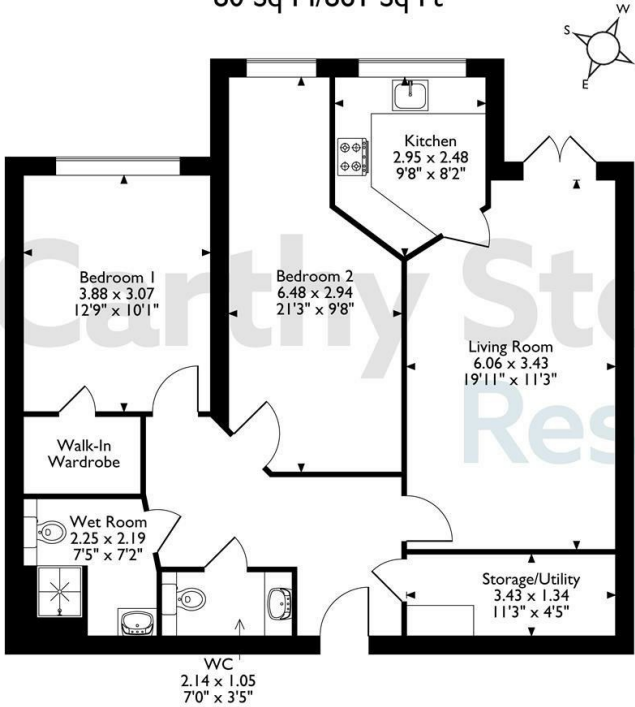


3 Daisy Hill Court, Westfield View, Norwich, Norfolk
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



Lower Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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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	

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



3 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Asking price £360,000 Leasehold

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

Daisy Hill Court is a popular McCarthy Stone retirement living plus development, offering quality care services delivered by McARTHUR STONE experienced CQC registered Estates team, domestic assistance, onsite restaurant, communal gardens and lounge.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

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 south west facing lounge benefitting from French Doors leading onto a sheltered patio area 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, central ceiling and under pelmet lighting.

Master Bedroom
Generous 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 and ceiling light.

Second bedroom
Double 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 and 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
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows



2 Bed | £360,000

- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about 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). Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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

Moving Made Easy & Additional Services
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

