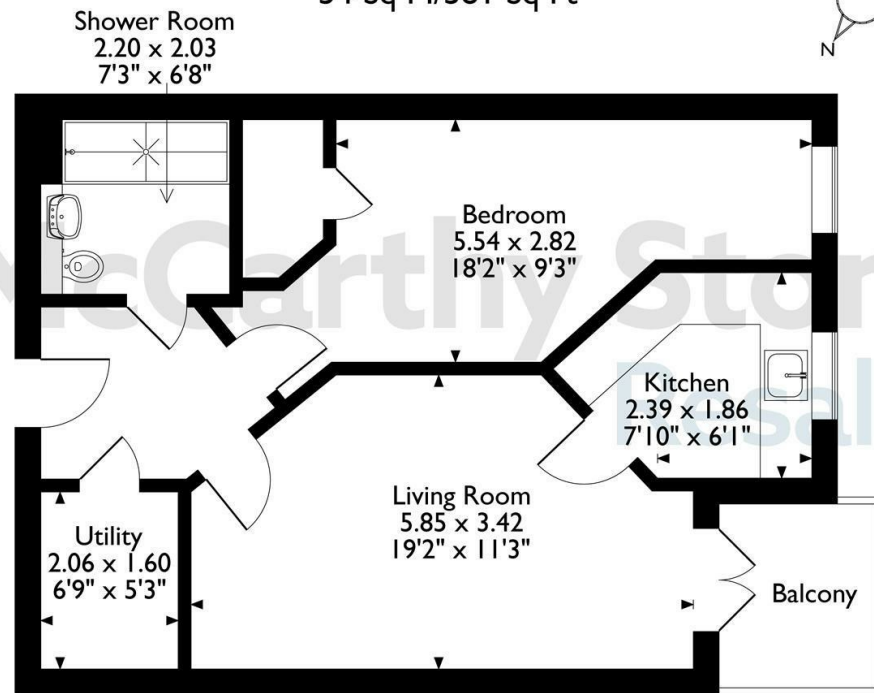
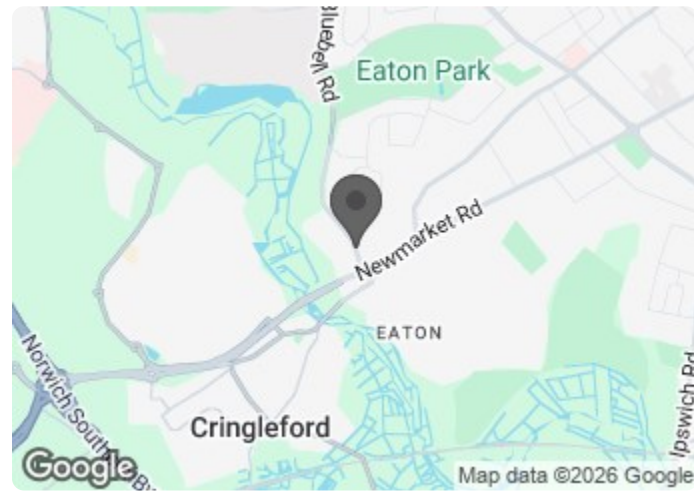


30 Coralie Court, Westfield View, Norwich, Norfolk  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(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	

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  
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## 30 Coralie Court

Westfield View, Norwich, NR4 7FJ



**Asking price £240,000 Leasehold**

A BEAUTIFULLY presented one bedroomed retirement apartment. Located on the first floor, this stunning apartment boasts SOUTH-WEST FACING views, with direct access to a WALK-OUT BALCONY.

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

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

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# Coralie Court, Westfield View, Bluebell Road, Norwich NR4 7FJ

## Coralie Court

This purpose built McCarthy & Stone retirement living development is in the attractive village of Eaton at the edge of Norwich. Comprising of 25 one bedroom and 17 two bedroom apartments providing modern convenience in the heart of a village with all the amenities you require.

The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind.

Designed specifically for the over 60s, 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.

## Local Area

Set in the heart of Eaton village, Coralie 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.

## Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Further doors lead to the bedroom, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

## Living Room

A bright and spacious room benefitting from double glazed doors which open onto the balcony. TV and telephone point. Power points. Part glazed door leading to a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

## Bedroom

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, fitted carpets, curtains and light fitting.

## Shower Room

Fully fitted with suite comprising of level access double shower with screen and hand-rail. Low level WC. Vanity storage unit with wash basin and mirror above. Wall tiling, matching floor tiles, ceiling spotlights.. Emergency pull cord. Electric heated towel rail.

## Service Charge

- House Manager
- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Buildings insurance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal are

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

The Annual Service charge is £2,807.88 for the financial year ending 01/06/2026.

\*\*Entitlements Service\*\* Check out benefits you may be entitled to!

# 1 Bed | £240,000

## Car Parking

This apartment comes with an allocated parking space.

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st June 2033

## Lease Information

999 years from 1st June 2018

## Moving Made Easy & Additonal Service

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.  
\*\* 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

