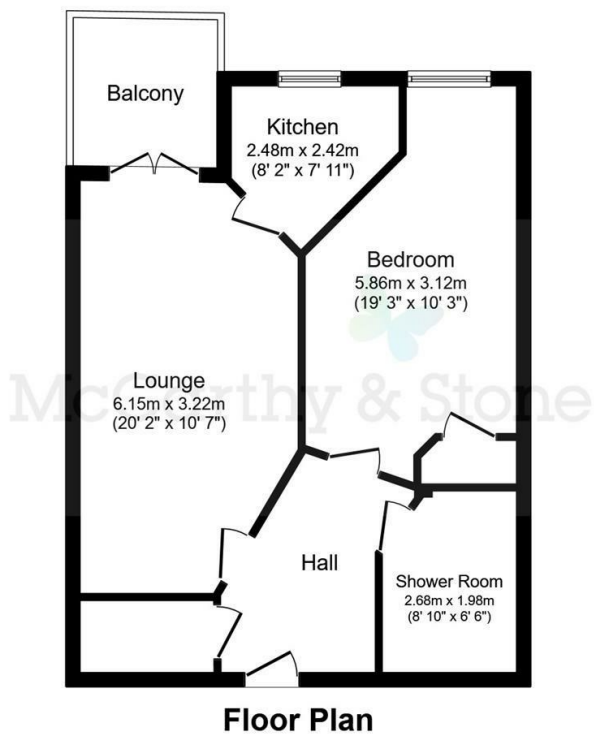


38 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Total floor area 53.0 sq. m. (570 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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Asking price £270,000 Leasehold

A BEAUTIFULLY presented one bedroomed retirement apartment. This stunning property boasts direct access to a WALK-OUT BALCONY from the lounge. The bedroom also features a WALK-IN WARDROBE.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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# Daisy Hill Court, Westfield View, Bluebell Road, Eaton, Norwich, Norfolk, 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. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

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 sheltered, walk-out balcony. The bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the apartment.



## Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. 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.

## 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.

## Living Room

Bright and spacious living room benefitting from French Doors leading on to a covered, walk out balcony. Ample room for a dining table. Telephone and sky+ connectivity points, raised height sockets. Two ceiling lights. Fitted carpets, curtains. Part-glazed door leads to a separate kitchen.

## Bedroom

Double bedroom with a large double glazed window. Walk-in wardrobe providing plenty of hanging rails and storage. Ceiling lights, fitted carpets. TV and phone point.

## Wet Room

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

## 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



# 1 Bed | £270,000

- 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
- Running of the on-site restaurant
- Buildings insurance

The Service charge is £9,066.87 for the financial year ending 30/06/2026.

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

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st June 2033

## Lease Information

999 Year lease from 1st January 2018

## Additional Information & Services

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

