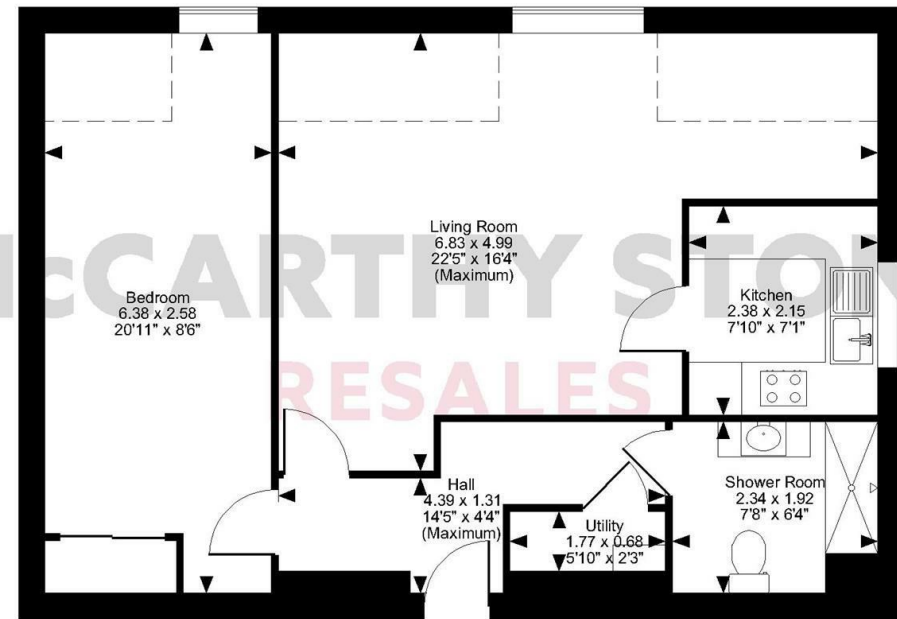
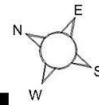
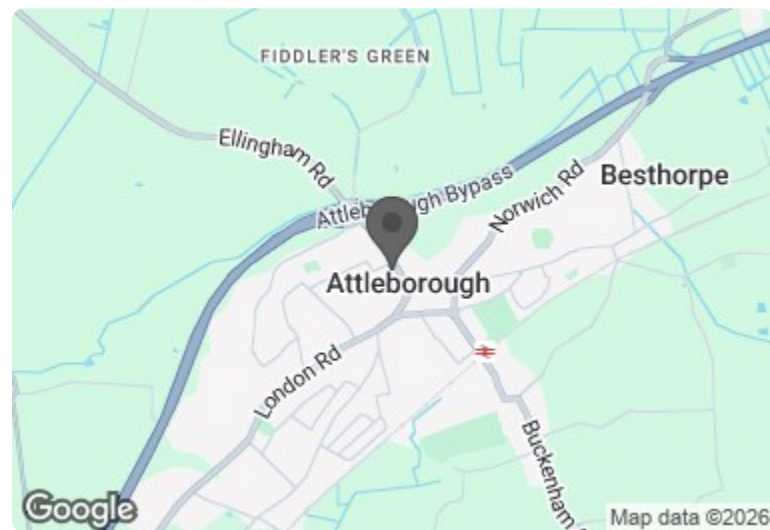


Edwards Court, Queens Road, Attleborough, Norfolk  
Approximate Gross Internal Area  
581 Sq Ft/54 Sq M



Second Floor  
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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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>84</b>	<b>84</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.

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**33 Edwards Court**

Queens Road, Attleborough, NR17 2GA



**PRICE REDUCTION**

**Asking price £116,995 Leasehold**

A wonderfully presented one bedroom east facing apartment, situated on the second floor within retirement living development.

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# Edwards Court, Queens Road, Attleborough

## 1 Bed | £116,995

PRICE  
REDUCED

### Summary

The market town of Attleborough is situated on the old route between Norfolk and London, situated between Norwich & Thetford, and it's origins date back to the Saxon period. This picturesque Norfolk town has a bustling and vibrant shopping scene set around an attractive green. There is a weekly market that has been established since the 1920's. Edwards Court is situated in the heart of Attleborough, less than 150 yards from the town and adjacent to a major supermarket. There are a wide variety of shops and amenities to satisfy every day needs including newsagent, pharmacy, and bakers. Edwards Court has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

### Entrance Hall

Solid wood door with spy hole and letter box. Security entry system speech module. Storage cupboard. Fitted carpet, ceiling light and raised electric points. Doors leading to lounge, bedroom and shower room.

### Lounge

A bright and airy east facing lounge with ample ample

room for dining. TV and telephone points, two decorative ceiling lights and raised electric points. Part glazed wooden door leading on to the kitchen.

### Kitchen

Fully fitted kitchen with a range of wall and base units and roll top work surfaces. Stainless steel sink unit sits beneath a window with blind. Waist height easy access oven with side opening door with space above for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer.

### Bedroom

A double bedroom with and east facing window which allows lots of natural light in. Benefiting from a built in mirror fronted wardrobe. TV and telephone point. Central ceiling light and raised electric points.

### Shower Room

Fully tiled suite comprising of a large low level entry double shower cubicle with glass sliding door and grab rail. WC. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

### Service Charge (breakdown)

- 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

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 House Manager.

Annual Service charge: £2,959.87 for financial year ending 31/03/2027.

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

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease length: 125 years from the 1st June 2011

Ground rent: £425

Ground rent review: 1st June 2026

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

### Additional Information & Services

**\*\* 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

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

