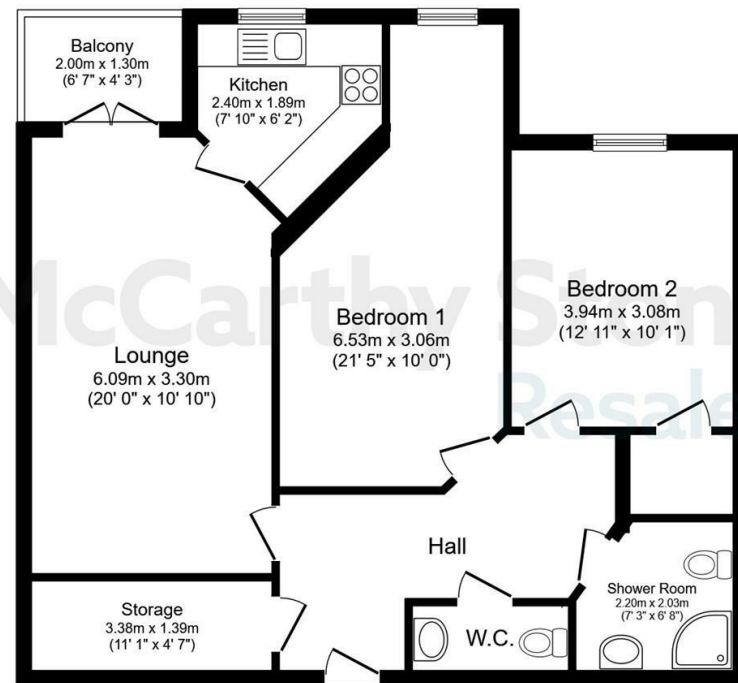


41 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Total floor area 81.1 sq.m. (873 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)	A		
(81-91)	B	85	85
(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	

Asking price £375,000 Leasehold

A beautifully bright SOUTH WEST facing two bedroom apartment with a WALK OUT BALCONY with REAR GARDEN VIEWS and ALLOCATED CAR PARKING SPACE. Daisy Hill Court is a popular McCarthy & Stone retirement living plus development with 24/7 staffing, onsite restaurant and domestic assistance.

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



Daisy Hill Court, Westfield View, Bluebell Road, Eaton, NR4 7FL

2 Bed | £375,000

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 walk-out balcony with outlook towards the rear gardens with a sunny south west facing 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. Apartment comes with an allocated car parking space. *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 lounge, bedrooms, shower room and WC. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Lounge

Bright and spacious lounge benefitting from French Doors leading onto a walk out sheltered balcony with space for a bistro set and providing outlook towards the rear gardens and a sunny south west facing aspect. The lounge also allows enough space for dining. Telephone and sky connectivity points, raised height sockets, two ceiling light points. Part-glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. The window with curtain has views towards the rear gardens and sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven (for minimum bend) with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor and central ceiling and under counter lighting.

Master Bedroom

Spacious garden facing master bedroom with the benefit from a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point, raised height sockets, ceiling light point.

Second bedroom

Generous second bedroom which could be used for dining or study / hobby room also has the desired rear garden outlook. Raised height sockets, ceiling light point.

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. Additional mirrored vanity unit. Emergency pull cord. Electric heated towel rail.

Car Parking

This apartment comes with an allocated car parking space.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidised onsite restaurant
- 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
- Running of the on-site restaurant
- Buildings insurance

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

Service charge- £12,655.56 per annum (up to financial year end 30/06/2027).

Lease & Additional Information

Lease: 999 year lease from 1st June 2018

Ground rent: £510 per annum

Ground rent review: 1st June 2033

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

Moving Made Easy

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

