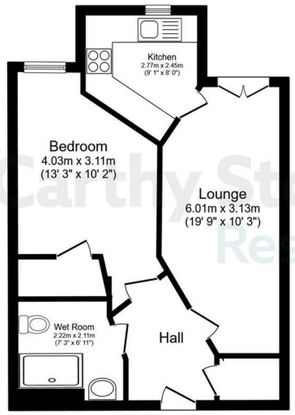
Excellent

Trustpilot

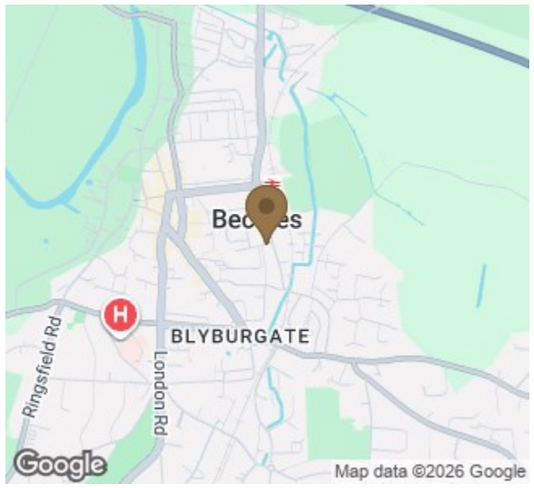
McCarthy & Stone
Resales.

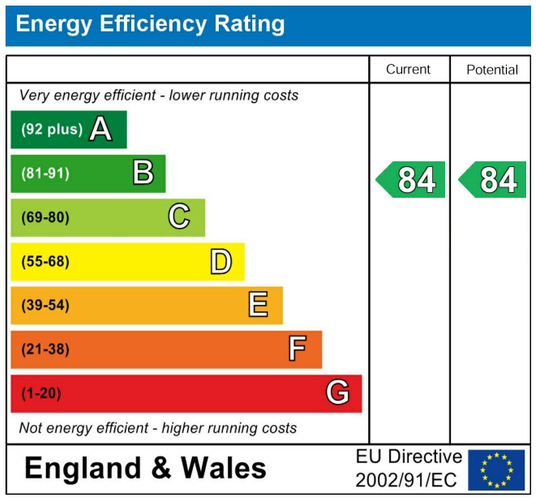


McCarthy Stone
Resales

Total floor area 44.7 sq.m. (481 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





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







40 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Foundry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Allocated Parking Space
- Sunny south facing aspect
- Juliet Balcony
- Bistro Restaurant
- Communal Lounge where social events take place
- Guest suite for visiting family & friends
- Landscaped gardens
- 24 Hour Staff on-site
- Weekly domestic assistance
- Bespoke care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Foundry Place, Beccles

1 | 1 | Asking price £215,000

Summary

Foundry Place is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. 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 if required. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour TV secure entry system. The building is equipped with BT fibre broadband (subscription required).
The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service bistro restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, buggy store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!
Located at the former Ingate Ironworks on Gosford Road, Beccles, Suffolk, this gorgeous new Retirement Living PLUS development comprises of 55 one and two bedroom retirement apartments for sale - or for rent – exclusive to the over 70s. Foundry Place is located right in the heart of the charming town centre, with a train station very close by, as well as the pretty River Waveney – ideal for picturesque afternoon strolls and tranquil boat trips.

Foundry Palace won Best Retirement Scheme award at the 2023 Housebuilder Awards. Foundry Place also won the Best Retirement Housing Project award at the 2023 Retirement Living Awards.

Apartment Overview

Bright and modern one bedroom retirement apartment on the second floor with a sunny south facing aspect throughout. The living room features a Juliet balcony allowing lots of natural light in and provides space for both living and dining. The kitchen benefits from having fully integrated appliances included waist height electric oven, four ring electric hob, fridge and freezer, the sink and drainer sits below the window. The large bedroom boasts a floor to ceiling window and a spacious walk in wardrobe. The shower room is finished in modern tiling, with a wet room style shower, vanity sink with storage below, and heated towel rails. The property comes with an allocated parking space.

Care & Support

One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."
"A safe and warm approach to care, delivered with professionalism and skill."
"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."
"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Foundry Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:
"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."
"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Additional Information & Services

- Full Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Allocated Parking Space

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
- 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.

Annual Service Charge: £10,442.50 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease: 999 years from 2021
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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.
- 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 speak with our Property Consultant today.













