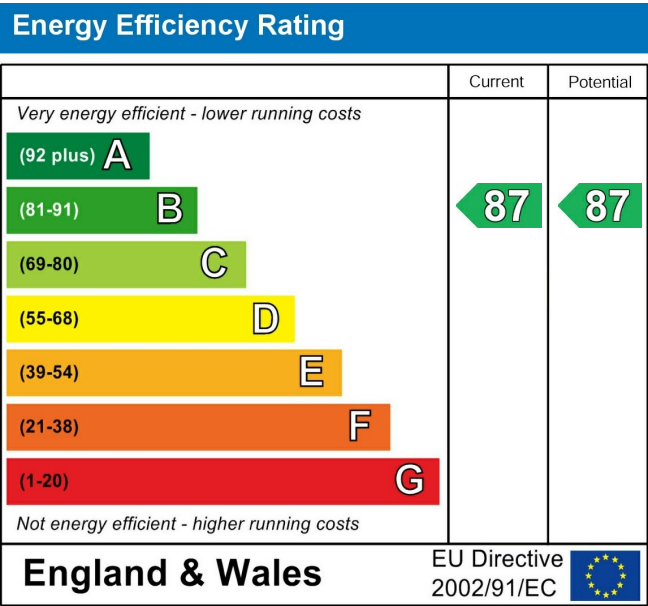




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Registered in England and Wales No. 10716544



29 Coralie Court

Westfield View, Norwich, NR4 7FJ

1 1 **Council Tax Band: A**

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 29 Coralie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £240,000
Leasehold

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

Why you'll love living here:

- On site house manager
- Home owner's communal
- Landscaped gardens
- 24-hour Emergency call system
- Lifts to all floors
- Guest suite
- Under floor heating
- Winner of Housing For Older People 2019
- Built in dishwasher
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

29 Coralie Court, Norwich

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, and a large communal lounge with TV and tea and coffee facilities. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is a lively social committee and regular events are organised for those who want to join in. It is a very friendly community.

Local Area

As well as this beautiful space for walking, Eaton boasts a well-stocked Waitrose, Boots opticians and pharmacy, a fish and chip shop, two pubs and a post office, all within easy walking distance. (No bus required as its 0.2 mile) a good bus service to the centre of Norwich which takes 12 minutes giving good accessibility to the city and beyond.

Entrance Hall

Entry system and a 24 hour emergency call system for your peace of mind. Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector. Further doors lead to the lounge, bedroom and shower room.

Lounge

A bright and spacious room benefiting from French doors leading onto a southwest facing walk out balcony. TV and telephone point, raised power points, two ceiling light points and fitted carpets. Part glazed door leading to a separate kitchen.

Kitchen

A fitted modern kitchen with a range of high gloss white 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 waist height electric oven with space above for microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

Bedroom

A generously sized bedroom with window providing garden views and the benefit of a walk-in wardrobe providing hanging rails and shelving. TV and telephone point, raised power points, central ceiling light and fitted carpets.

Shower Room

A Fully fitted with modern suite comprising of a large level access shower with glass screen and support rail. Low level WC. Vanity storage unit with wash basin and illuminating mirror above. Wall tiling, matching floor tiles, ceiling spotlights. Electric heated towel rail. Emergency pull cord.

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 too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

 1 |  1 | Asking price £240,000

Lease Information

Lease : 999 years from 1st June 2018
Ground Rent: £425 per annum
Ground rent review: 1st June 2033

Parking

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

Additional Service

- ** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living costs.
- ** 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

