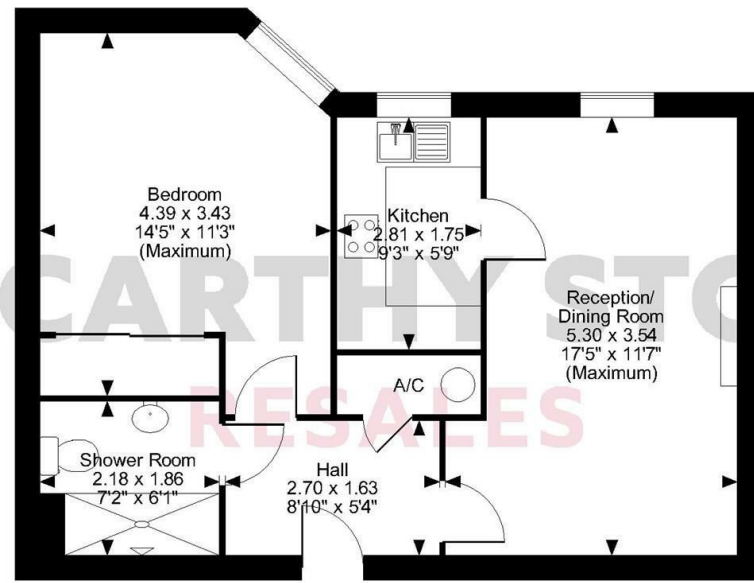


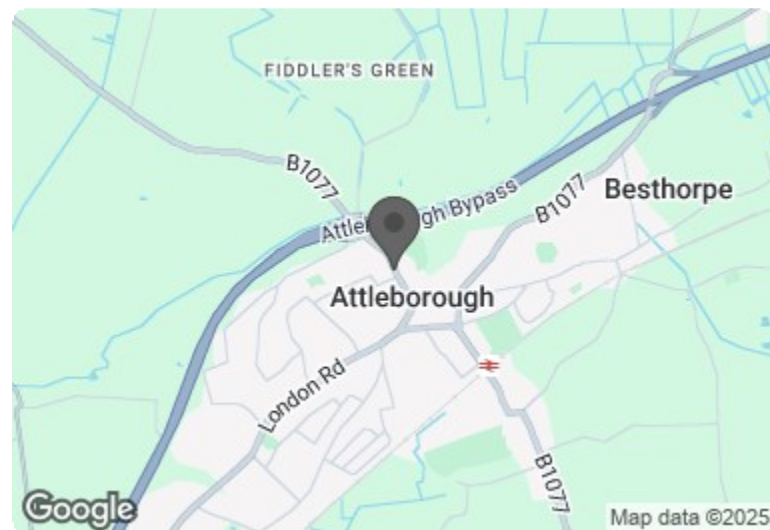
Edwards Court, Queens Road, Attleborough, Norfolk
Approximate Gross Internal Area
513 Sq Ft/48 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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		

35 Edwards Court

Queens Road, Attleborough, NR17 2GA

PRICE
REDUCED



PRICE REDUCTION

Asking price **£135,000 Leasehold**

Join us for coffee & cake at our Open Day - Friday 12th September 2025 - from 10am - 4pm - book your place today!

A beautifully presented one bedroom apartment situated on the second floor within a popular McCarthy Stone retirement living development.

Edwards Court is conveniently located near to a wide variety of shops and amenities to satisfy every day needs including banks, newsagent, post office, pharmacy and bakers.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on **0345 556 4104 to find out more.**

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

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Edwards Court, Queens Road,

1 Bed | £135,000

PRICE
REDUCED

Edwards Court

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 banks, newsagent, post office, 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. Fitted carpet. Ceiling light point. Security entry system speech module. Storage cupboard. Doors leading to lounge, bedroom and shower room.

Lounge

This spacious lounge with an outlook towards the rear car park provides ample room for dining furniture, ideally under the window as showcased currently in the lounge. Feature electric fire with surround acts as an attractive focal point. TV and telephone points, two ceiling light fittings and raised height power points. Part glazed wooden door leading on to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units, roll top work surface and tiled splashbacks. Stainless steel sink unit sits beneath a large window. Easy access oven with side opening door with space over for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer.

Bedroom

A double bedroom with window providing an outlook towards the rear car park. Built in mirror fronted wardrobe with plenty of storage space. TV and telephone point, central ceiling light and raised height power points.

Shower Room

Fully tiled suite comprising; large full width shower cubicle with glass sliding door and support rail; WC; wash hand basin; wall mounted heated towel rail. Emergency pull-cord.

Service Charge

- 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

Service charge: £2,722.81 per annum (for financial year ending 31/03/2025).

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.

****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)'.
Lease Information
Lease: 125 years from the 1st June 2011.
Ground rent: £425 per annum
Ground rent review date: 1st June 2026
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

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Car Parking Permit

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.

Additional Information & Services

**** Entitlements Service**** Check out benefits you may be entitled too, 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.

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

