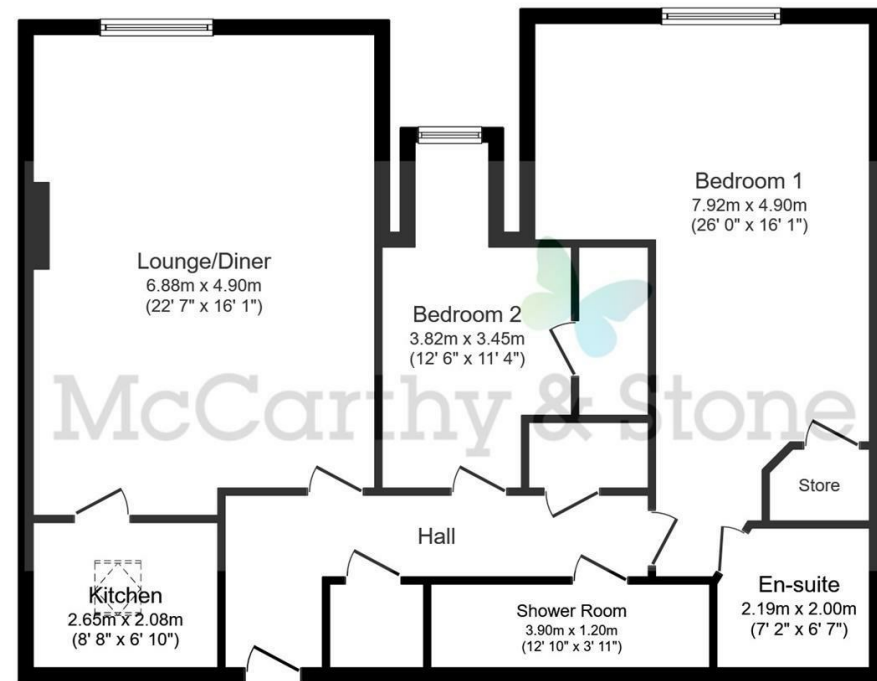


McCARTHY STONE RESALES

51 EASTLAND GRANGE

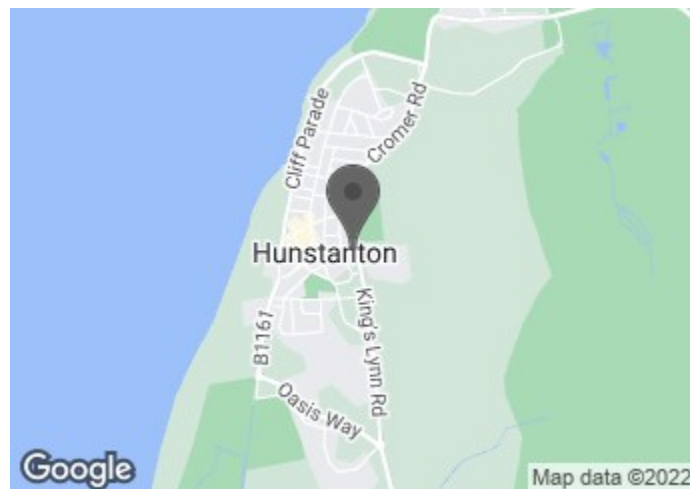
16 VALENTINE ROAD, HUNSTANTON, PE36 5FA



Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.localagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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16 VALENTINE ROAD, HUNSTANTON, NORFOLK, PE36 5FA

THE DEVELOPMENT

Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys. The development is situated in a convenient location, just minutes from the seafront and town centre Hunstanton. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year. Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.

SECURE ALLOCATED PARKING

The property comes with an allocated parking space within a secure and gated car park.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard, plus an additional storage room. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, both bedrooms, shower room, and wet room.

LIVING ROOM

A very generously sized living room is complimented by a modern electric fireplace, which provides a good focal point, and which the current owners are open to negotiations. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Two ceiling light points. Part glazed door lead into a separate kitchen.

KITCHEN

The kitchen is fitted with a range of high gloss base and wall units. Integrated electric oven, and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

MASTER BEDROOM

An impressive master bedroom with double glazed window. TV point. Telephone point. Power points. Door leading to a walk in wardrobe with bespoke hanging rails and shelving. Additional door leading to En-Suite Wet Room.

EN-SUITE WET ROOM

Modern purpose built wet room with non slip flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin. Vanity unit storage cupboard. Wall mounted mirror with built in light. Heated towel rail.

SECOND BEDROOM

This second double bedroom could also be used as a second sitting room/office/hobby room. Double glazed dormer window. TV point. Power sockets. Door to walk a large in wardrobe.

SHOWER ROOM

Modern bathroom suite fitted with a shower cubicle with grab rails. WC. Hand basin. Wall mounted mirror with built in light.

CARE & SUPPORT

Eastland Grange is part of McCarthy & Stone's Retirement Living PLUS range, which means you can relax knowing an Estate Manager or their team are on hand to offer support if you should need it. You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the

2 BED | £289,950

beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our YourLife CQC qualified will be on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. and other services can be purchased for additional costs. Please speak to the Estate Manager about the price of additional services.

SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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 please contact your Property Consultant or Estate Manager.

Service charge: £10,341.14 pa (for financial year ending 10/22)

GROUND RENT

Annual fee - £510

LEASE INFORMATION

999 years from 1st June 2018.

