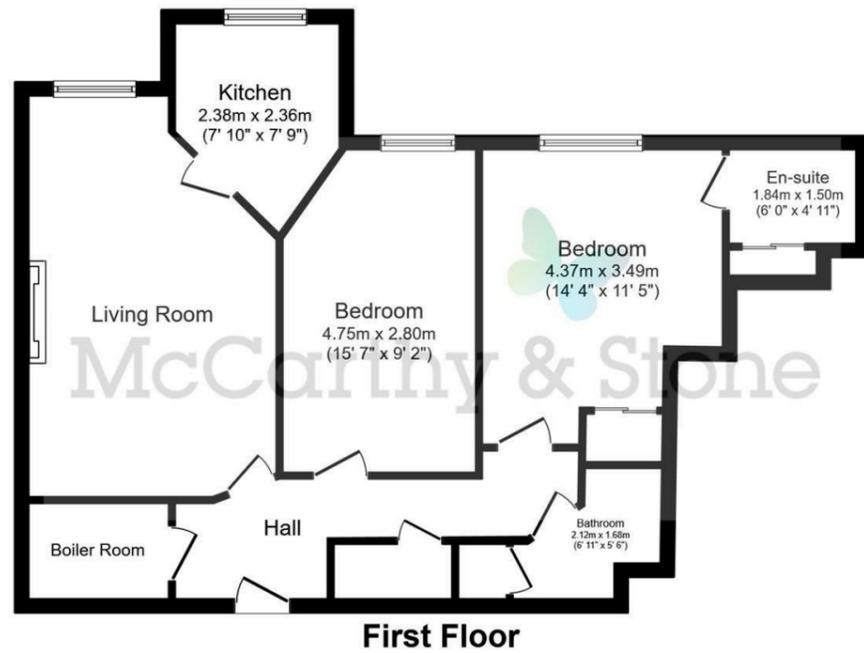


McCARTHY STONE RESALES

15 EDWARDS COURT QUEENS ROAD, ATTLEBOROUGH, NR17 2GA



Total floor area 71.0 sq. m. (764 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(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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A bright & airy SOUTH WEST FACING TWO BEDROOM apartment with en-suite to master bedroom location on the first floor of a popular MCCARTHY STONE retirement living development

ASKING PRICE £219,500 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

EDWARDS COURT, QUEENS ROAD, ATTLEBOROUGH

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 centre 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. Ceiling light point. Security entry system speech module. Storage cupboard. Door to airing cupboard.

LOUNGE

Bright and spacious lounge with window with a sunny

south west facing aspect. The lounge has ample space for dining and a feature electric fire with surround which acts as an attractive focal point. Two ceiling light fittings. TV and telephone points. Part glazed wooden door leading in to the Kitchen.

KITCHEN

Fully fitted kitchen with a range of wall and base units and roll top work surfaces. Stainless steel sink unit sits beneath a large double glazed window. Waist height easy access oven with side opening door. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer. Central ceiling light.

MASTER BEDROOM

Bright south west facing master bedroom with the benefit of a built in wardrobe with mirror sliding doors. TV and telephone point, ceiling light fitting and raised electric points. Door leading to the en-suite:

EN-SUITE BATHROOM

A fully tiled bathroom with panelled bath and helpful grab rails. Inset wash hand basin with vanity unit below. WC. Wall mounted mirror with light above and shaver point. Towel rail. Emergency pull cord.

SECOND BEDROOM

A generously sized second bedroom, which could also be used as a study or hobby room. TV point, ceiling light fitting and raised electric points.

SHOWER ROOM

Fully tiled room comprising; Shower cubicle; WC; Wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

Parking is by allocated space subject to availability, the

2 BED | £219,500

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.

SERVICE CHARGE

- On-site House Manager during working hours Monday - Friday
- 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
- 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 contact your Property Consultant or House Manager.

Service charge: £3,398.76 pa (for financial year ending 31st Mar 2023)

LEASE INFORMATION

Lease Length: 125 from the 1st June 2011

Ground Rent: Annual fee of £495

Ground Rent review date: June 2026

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

