McCarthy & Stone

RESALES

47 Eastland Grange, 16 Valentine Road, Hunstanton, PE36 5FA

Asking price £279,950 LEASEHOLD

For further details, please call 0345 556 4104

# 47 Eastland Grange, 16 Valentine Road, Hunstanton, PE36 5FA

A SPACIOUS two bedroom apartment situated on the second floor within a DESIRABLE MCCARTHY & STONE retirement living plus development ALLOCATED CAR PARKING SPACE INCLUDED

Eastland Grange 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 development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service 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!

## Location

Eastland Grange is 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.

## Car Parking

There is an allocated car parking space within Eastland Grange secure gated car park, which is included in the purchase.

## Entrance Hall

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard, plus an additional storage cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system. Smoke detector, spot lights, fitted carpet, raised electric sockets and programmable panel heater. Doors lead to the lounge, both bedrooms and the bathroom.

## Lounge

A beautifully presented lounge with two large windows making it bright and airy, with ample space for dining. There is a feature electric fire with surround which acts as an attractive focal point. Telephone point, TV point (with Sky/Sky+ capabilities). Two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. Part glazed door lead into a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of white high gloss base and wall units. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer and free-standing dishwasher. Velux window in the ceiling with remote control. Central ceiling light fitting and under unit lighting. Tiled floor.

## Master Bedroom

An impressively sized master bedroom with window. TV and telephone point. Two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. This generous bedroom has a door leading to a walk in wardrobe with bespoke hanging rails and shelving. Additional door leading to En-Suite Wet Room.

## En-Suite
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.

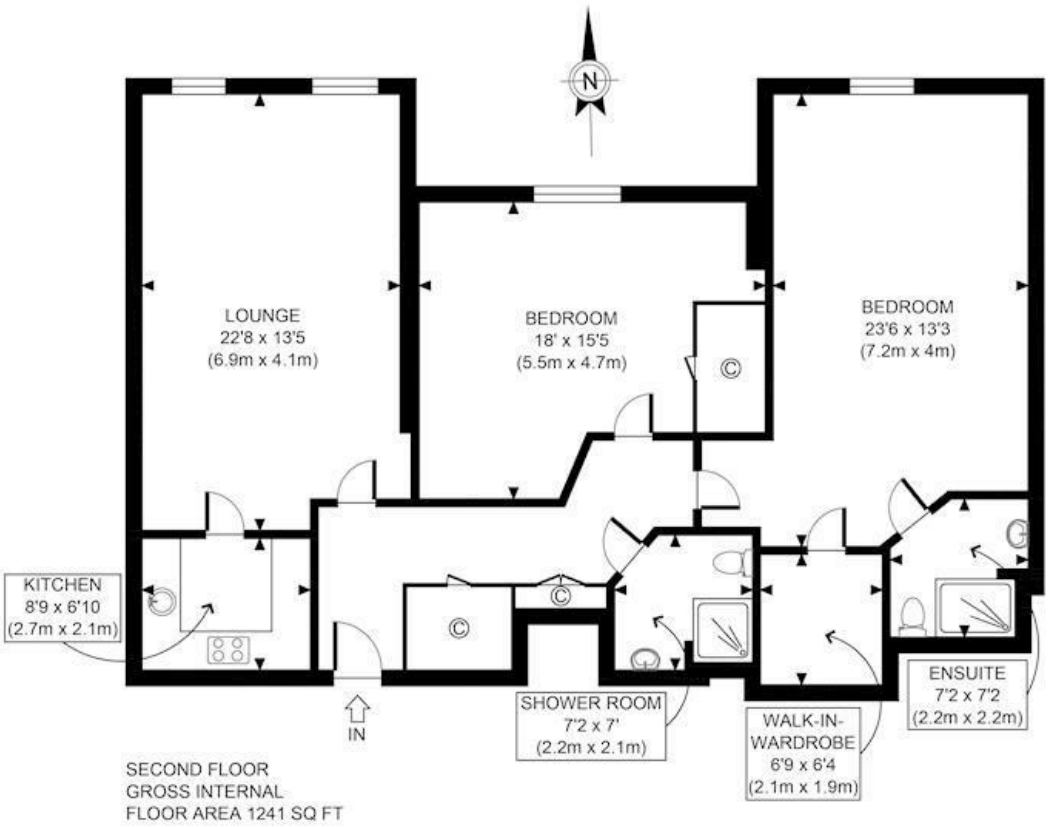
## Second Bedroom
Double bedroom with window which could also be used as a second sitting room/office/hobby room. This spacious room has a walk in wardrobe. TV point. Power sockets. Decorative ceiling light, fitted carpets, raised electric sockets and programmable panel heater.

## Bathroom
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.

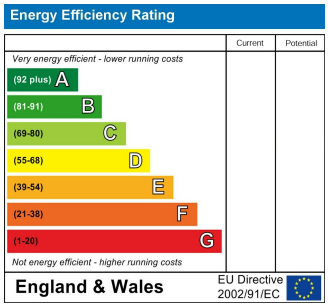
## Service Charge (breakdown)
- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- 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 contact your Property Consultant or Estate Manager.

## Lease Information
Lease Length: 999 years from 1st June 2018
Ground Rent: £510 per annum
It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.




| APPROX. GROSS INTERNAL FLOOR AREA 1241 SQ FT / 115 SQM | Eastland Grange PE36 |
|---|---|
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 08/04/21 photoplan |




There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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