



GROSS INTERNAL FLOOR AREA 578 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 578 SQ FT / 54 SQM	Daisy Hill Court
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: 03/05/22
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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All purchases will be subject to contract terms.
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McCarthy Stone Resales

54 Daisy Hill Court

WESTFIELD VIEW, NORWICH, NR4 7FL



A very WELL PRESENTED and SPACIOUS one bedroom apartment, situated on the second floor and benefiting from a WALK-OUT BALCONY. The property is located within a POPULAR MCCARTHY STONE retirement living plus development, designed specifically for the over 70s.

ASKING PRICE £255,000 LEASEHOLD

For further details, please call **0345 556 4104**
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DAISY HILL COURT, WESTFIELD VIEW, EATON, NORWICH, NR4 7FL

DAISY HILL COURT

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. 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 by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

Designed specifically for the over 70s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is also car parking, giving the option of easy travel to nearby places including Norwich and the pretty villages of Cringleford and Keswick, or further afield to the coastal beauty of Great Yarmouth. All the conveniences of Eaton village are on your door step, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Set in the heart of Eaton village, Daisy Hill Court is also close to Eaton Park, the largest of Norwich's historic parks at more than 80 acres. As well as this beautiful space, Eaton boasts a well-stocked Waitrose, an opticians and pharmacy, as well as a number of shops and

cafes. Placed only a mile from the local Doctors' surgery but close to the leisure and fitness facilities available in central Norwich, it's an ideal location for those attending health classes and keeping fit.

APARTMENT OVERVIEW

A well presented and neutrally decorated one double bedroom apartment featuring a walk-out balcony, ideal for watching the world go by! The well proportioned bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the modern apartment.

ENTRANCE HALL

Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Door opening to a good sized walk-in storage cupboard. Further doors lead to the living room, bedroom and wet room.

LIVING ROOM

A good sized living room which boasts ample space for dining, features French style doors leading on to a walk out balcony. Telephone and sky++ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss 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 (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge

1 BED | £255,000

and freezer. Central ceiling light, tiled floor and power points.

BEDROOM

Double bedroom with window boasting space in front for a dressing table or hobby / desk. Walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point. raised height sockets, decorative ceiling light.

WET ROOM

Full wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light.

SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site restaurant
- Water rates for communal areas and apartments
- Underfloor heating
- Cleaning of communal windows
- 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 for this property is £7,140.76 p.a. up to financial year end 30/06/2022.

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

LEASE INFORMATION

Lease Length: 999 year lease from 2018
Ground Rent: £435 pa
Ground rent review date: June 2033
Service Charge: £7,140.76 (for financial year ending 07/22)

