

# McCARTHY STONE RESALES

## 4 EDWARDS COURT, QUEENS ROAD, ATTLEBOROUGH, NR17 2GA



APPROX. GROSS INTERNAL FLOOR AREA 506 SQ FT / 47 SQM	Edwards 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 28/09/21
	photoplan

### COUNCIL TAX BAND:



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

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A well presented one bedroom GROUND FLOOR apartment with PATIO area situated within a desirable MCCARTHY & STONE retirement living development.

### ASKING PRICE £140,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# EDWARDS COURT, QUEENS ROAD, ATTLEBOROUGH

## SUMMARY

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.

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

## ENTRANCE HALL

Solid wood door with spy hole and letter box. Ceiling light point. Security entry system speech module. Storage cupboard. Doors leading to lounge, bedroom and shower room.

## LOUNGE

Spacious lounge with the benefit of a dual aspect allowing lots of natural light in and a door leading onto a patio area. The lounge provides ample space for dining. TV and telephone point, two ceiling light points and raised electric sockets. Part glazed wooden door leading on to the Kitchen.

## KITCHEN

Fitted modern kitchen with a range of wall and base units. Stainless steel sink with drainer sits beneath a large double glazed window. Easy access waist height oven with side opening door and space above for microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer.

## BEDROOM

Generously sized bedroom with the benefit of a built in mirror fronted wardrobe. TV and telephone point, two ceiling light points and raised electric sockets.

# 1 BED | £140,000

## SHOWER ROOM

Fully tiled suite comprising of a large low level entry double shower cubicle with grab rails and glass screen. WC with mirrored vanity unit above. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- 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 House Manager.

Service charge: £2,265.84 pa (for financial year ending 04/23)

## CAR PARKING (PERMIT SCHEME)

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.

## LEASE INFORMATION

Lease Length: 125 years from the 1st June 2011

Ground Rent: £425 per annum

