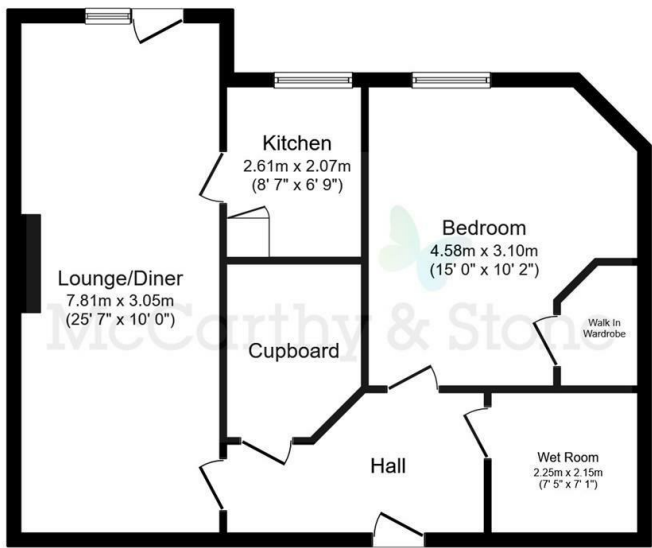


McCARTHY STONE
RESALES

40 EASTLAND GRANGE
VALENTINE ROAD, HUNSTANTON, PE36 5FA



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by focalagent.com

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A modern and beautifully presented, LARGER THAN AVERAGE one bedroom retirement apartment benefitting from a JULIET BALCONY and an ALLOCATED PARKING SPACE.

PRICE REDUCTION

OFFERS IN EXCESS OF £200,000 LEASEHOLD

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

**McCARTHY STONE
RESALES**

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40 EASTLAND GRANGE, 16 VALENTINE

EASTLAND GRANGE

Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. The communal lounge is a great place to socialise and join in as little or as often as you wish with the various activities on offer or enjoy the beautiful landscaped gardens. The on site Bistro restaurant serves freshly prepared meals and snacks daily. If your guests are travelling from afar, the Guest Suite is available at a small charge (subject to availability).

Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsbury's. 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.

CARE AND 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 beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our Your Life 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.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. 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, bedroom and wet room.

LIVING ROOM

A bright and generously sized living room is complimented by a full height window and door, opening onto a Juliet Balcony. A modern fire place and surround provides a great focal point. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Two ceiling light points. Part glazed door lead into a separate kitchen.

KITCHEN

This modern 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. Stainless steel sink with mixer tap sits beneath a double glazed window. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

BEDROOM

An impressive bedroom with double glazed window. TV point. Telephone point. Power points. Door leading to a walk in wardrobe with bespoke hanging rails and shelving.

1 BEDROOMS £200,000

WET ROOM

Modern purpose built wet room with slip-resistant 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

- 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.

Service charge: £7,758.80 pa (for financial year ending 10/22)

LEASE INFORMATION

999 years from 1st June 2018.

GROUND RENT

Annual fee - £435

ALLOCATED PARKING

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

