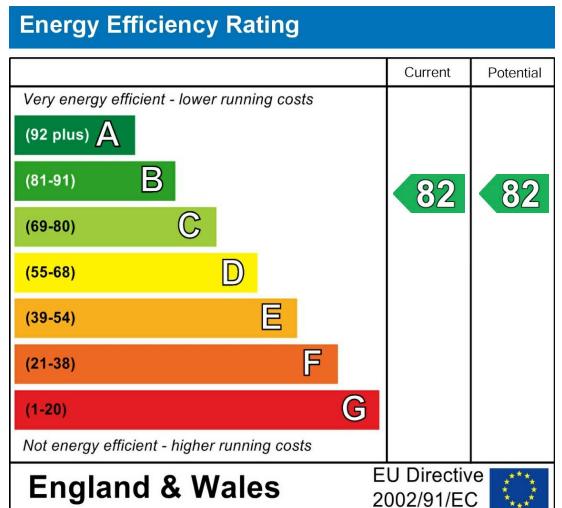


Total floor area 78.2 sq.m. (841 sq.ft.) approx

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). Powered by [www.localagent.com](http://www.localagent.com)

Council Tax Band: B



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## 2 Homestead Place

Upper Staithes Road, Norwich, NR12 9FZ



**Asking price £220,000 Leasehold**

A BEAUTIFULLY presented two bedroomeed retirement apartment. This stunning property is conveniently located on the GROUND FLOOR. The property also comes with an ALLOCATED PARKING SPACE.



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# Homestead Place, Upper Staith Road, Stalham, Norwich

## Homestead Place

Homestead Place was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in lounge, walk-in wardrobes in bedroom and security door entry systems. The dedicated House Manager is on site during working hours 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 and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## Living in Stalham

Stalham is known as the gateway to the Norfolk Broads, meaning it's a popular tourist destination, particularly during the summer months. But the local residents also give the town a friendly and welcoming feel year-round. With so much stunning countryside to explore on your doorstep, Stalham is a dream retirement destination for lovers of the great outdoors.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, two bedrooms and shower room.

## Lounge

Spacious lounge with French doors leading to a patio area which overlooks the front elevation. The generous lounge would



provide room for a small dining table. TV and Sky/Sky plus points, raised height power points. Door with glazed panel leading to the kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

## Master Bedroom

A comfortable and spacious master bedroom. The room benefits from a walk-in wardrobe with hanging rails and shelving. TV and telephone points, raised height power points.

## Bedroom Two

Good size double bedroom which could be used for dining or a hobby room. TV and telephone points, raised height power points.

## Shower Room

Modern suite comprising a full length shower with glass screen and support rail. Wash basin, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring.

## Parking

The apartment comes with an allocated space

## Service Charge

- Onsite visiting house manager
- 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

# 2 Bed | £220,000

The service charge does not cover external costs such as your Council Tax, electricity or TV, please contact your Property Consultant or House Manager.

The annual service charge is: £6,808.58 for financial year ending 28/02/2027.

## Leasehold Information

Lease: 999 years from 1st June 2016  
Ground rent: £495 per annum  
Ground rent Review: 1st June 2036

## Moving Made Easy and Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

