



Total floor area 42.9 sq.m. (462 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>88</b>	<b>88</b>
(81-91) <b>B</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		

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**37 EDWARDS COURT,**  
QUEENS ROAD, ATTLEBOROUGH, NR17 2GA



A spacious one bedroom second floor apartment within a popular McCarthy Stone retirement development.  
Edwards Court is conveniently located near to a wide variety of shops and amenities to satisfy every day needs including banks, newsagent, post office, pharmacy, and bakers.

~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**ASKING PRICE £121,500 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# EDWARDS COURT, QUEENS ROAD, ATTLEBOROUGH, NORFOLK, NR17 2GA

## EDWARDS COURT

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.

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment situated on the second floor and can be accessed by lift and stairs. This apartment is priced to sell so early viewings are advised.



## ENTRANCE HALL

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

## LOUNGE

This spacious lounge which provides ample room for dining furniture, perfectly positioned in front of the large window. There is a feature electric fire and surround which acts as an attractive focal point. Two ceiling light fittings, TV and telephone points and raised height power points. Part glazed wooden door leading on to the kitchen.

## KITCHEN

Tiled and fitted kitchen with a range of wall and base units and roll top work surface. Stainless steel sink unit sits beneath a large double glazed window. Easy access oven with side opening door with space over for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer

## BEDROOM

A double bedroom with the benefit of a built in mirror fronted wardrobe with sliding doors. Ceiling light fitting, TV and telephone points and raised height power points.

## SHOWER ROOM

Fully tiled suite comprising; large shower cubicle with grab rails and glass sliding doors; WC; wash hand basin; Wall mounted heated towel rail. Emergency pull-cord.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas



# 1 BED | £121,500

- 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, please contact your Property Consultant or House Manager.

Service charge: £2,533.08 for financial year ending 31.03.2024

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## LEASE INFORMATION

Lease length: 125 years from the 1st Jan 2008  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2033  
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## CAR PARKING PERMIT

Parking is by allocated space subject to availability. The fee £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL SERVICES

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

