



McCarthy & Stone
RESALES



25 Coralie Court Westfield View, Norwich, NR4 7FJ
Asking price £230,000 Leasehold

For further details
please call 0345 556 4104

25 Coralie Court Westfield View, Norwich, NR4 7FJ

A bright and spacious second floor retirement apartment, benefitting from a PRIVATE BALCONY AND ALLOCATED ONSITE PARKING SPACE.

Coralie Court

This purpose built McCarthy & Stone retirement living development is in the attractive village of Eaton at the edge of Norwich. Comprising of 25 one bedroom and 17 two bedroom apartments providing modern convenience in the heart of a village with all the amenities you require. The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind.

Designed specifically for the over 60s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon, and a large communal lounge with TV and tea and coffee facilities. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is a lively social committee and regular events are organised for those who want to join in. It is a very friendly community.

There is a specific car parking space allocated to the property and a good bus service to the centre of Norwich which takes 12 minutes giving good accessibility to the city and beyond.

Local Area

As well as this beautiful space for walking, Eaton boasts a well-stocked Waitrose, Boots opticians and pharmacy, a fish and chip shop, two pubs and a post office, all within easy walking distance. (No bus required as it's 0.2 mile).

Entrance Hall

The apartment benefits from a lounge which opens onto a south facing balcony, a fully fitted kitchen, a shower room, underfloor heating throughout, a front door entry system and a 24 hour emergency call system for your peace of mind. Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Further doors lead to the bedroom, shower room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

Living Room

A bright and spacious room benefitting from double glazed doors which open onto the balcony. A modern electric fireplace. TV and telephone point. Power points. Part glazed door leading 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 electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and a built in dish washer. Tiled floor. Power points.

Bedroom

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, fitted carpets, curtains and light fitting.

Shower Room

Fully fitted with suite comprising of level access shower with screen and hand-rail. Low level WC. Vanity storage unit with wash basin and mirror above. Wall tiling, matching floor tiles, ceiling spotlights. Emergency pull cord. Electric heated towel rail.

Service Charge

- House Manager
- 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 licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Car Parking

This apartment comes with an allocated parking space.

Ground Rent

Ground Rent

Lease Information

999 years from June 2018







APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQM	Coralie 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: 12/08/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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