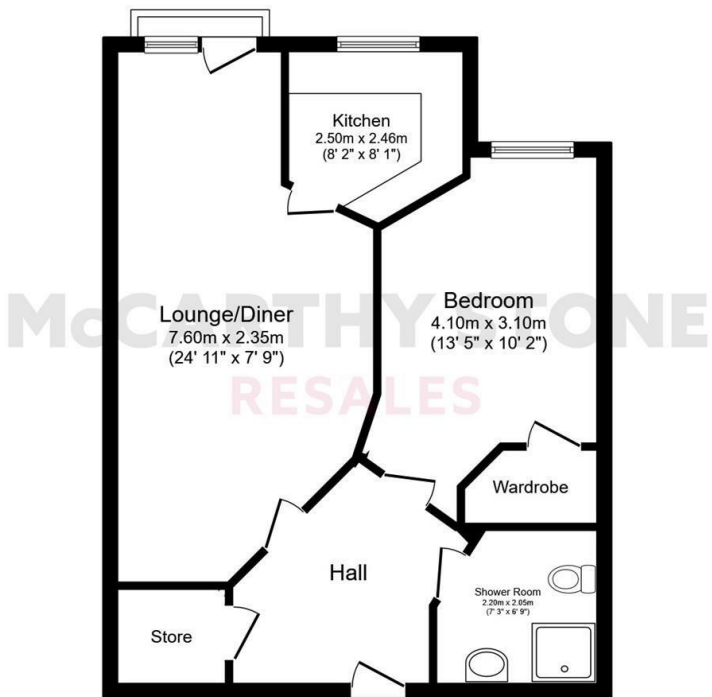


38 Eastland Grange

Valentine Road, Hunstanton, PE36 5FA

PRICE  
REDUCED



Total floor area 59.3 m² (638 sq.ft.) approx

Printed Contact Details...

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: 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		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £199,500 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW!

A bright and spacious one bedroom apartment on the first floor benefitting from a West facing JULIET BALCONY looking over the communal gardens and rear aspect, within a MCCARTHY STONE retirement living plus development.

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

~

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 38 Eastland Grange, 16 Valentine Road,

1 Bed | £199,500

### 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 team 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 west facing living room is complimented by a full height window and door, opening onto a Juliet balcony which provides views towards the gardens and car park at the rear. TV point (with Sky/Sky+ capabilities), telephone points, raised power sockets and two decorative ceiling lights. Part glazed door lead into a separate kitchen.

### Kitchen

This modern kitchen is fitted with a range of high gloss base and wall units. Waist heigh (for minimum bend) electric oven with space above for microwave, and ceramic four ring hob with extractor hood above. Stainless steel sink with mixer tap sits beneath a west facing window. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

### Bedroom

Double master bedroom with sunny west facing aspect with window providing views towards the gardens and car park at the rear. TV & telephone point, raised power sockets and a decorative ceiling light. Door leading to a walk in wardrobe with hanging rails and shelving.

### Wet Room

Modern and stylish 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 annual service charge is £9,892.82 for the financial year ending 30/09/2026. 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.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

### Lease Information

Lease Length: 999 years from 1st June 2018.  
Ground Rent: £435 per annum  
Ground Rent Review: 1st June 2033

### Additional Information & Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.  
**\*\* 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

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

