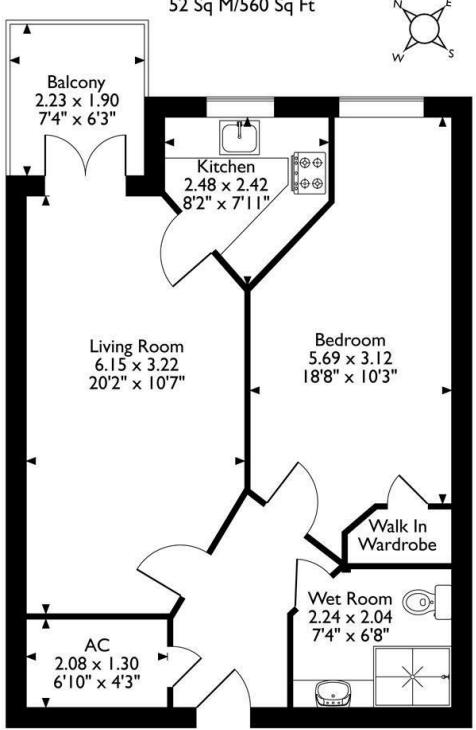


55 Daisy Hill Court, Westfield View, Norwich, Norfolk
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Second Floor Flat
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646317/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	83
(81-91) B		
(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		

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.

55 Daisy Hill Court

Westfield View, Norwich, NR4 7FL

PRICE
REDUCED



PRICE REDUCTION

Asking price £264,500 Leasehold

A well-presented ONE BEDROOM apartment which has been newly decorated throughout, boasting a WALK OUT BALCONY, MODERN KITCHEN with integrated appliances, WET ROOM, SPACIOUS double room with WALK IN WARDROBE and ample room for dining in a LIGHT AND SPACIOUS LIVING AREA. Daisy Court, A McCarthy Stone retirement development is nestled in Norwich boasts an on-site bistro, homeowners lounge and games room.

Entitlements Advice and Part Exchange available



Call us on 0345 556 4104 to find out more.

Daisy Hill Court, Westfield View, Eaton,

Daisy Hill Court

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

Designed specifically for the over 70s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is also car parking, giving the option of easy travel to nearby places including Norwich and the pretty villages of Cringleford and Keswick, or further afield to the coastal beauty of Great Yarmouth. All the conveniences of Eaton village are on your door step, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Set in the heart of Eaton village, Daisy Hill Court is also close to Eaton Park, the largest of Norwich's historic parks at more than 80 acres. As well as this beautiful space, Eaton boasts a well-stocked Waitrose, an opticians and pharmacy, as well as a number of shops and cafes. Placed only a mile from the local Doctors' surgery but close to the leisure and fitness facilities available in central Norwich, it's an ideal location for those attending health classes and keeping fit.

Apartment Overview

A well presented and newly decorated one double bedroom apartment featuring a walk-out balcony, ideal for watching the world go by! The well proportioned bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the modern apartment.

Entrance Hall

Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Door opening to a good sized walk-in storage cupboard. Further doors lead to the living room, bedroom and wet room.

Living Room

A light and spacious living room which boasts ample space for dining, features French style doors leading on to a walk out balcony perfect for a dining table and chairs. Telephone and sky++ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of sleek 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 chrome mixer tap. Integrated waist height (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light, tiled floor and power points.

Bedroom

A generous sized double bedroom with window boasting space in front for a dressing table or hobby / desk. Walk-in wardrobe providing plenty of hanging rails and shelves for ample clothes storage. TV and phone point. raised height sockets for convenience, decorative ceiling light.

Wet Room

Full wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Chrome electric heated towel rail to wall and central ceiling light.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site restaurant
- Water rates for communal areas and apartments

1 Bed | £264,500

PRICE
REDUCED

- Underfloor heating
- Cleaning of communal windows
- 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 license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £9,066.87 for financial year ending 1/07/2026

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

Lease Information

Lease Length: 999 year lease from 1st June 2018

Ground rent: £435 per annum

Ground rent review date: 1st June 2033

Moving Made Easy & 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

