



McCarthy & Stone

RESALES



19 Daisy Hill Court, Westfield View, Norwich, NR4 7FL
Asking price £239,950 LEASEHOLD

For further details
please call 0345 556 4104

19 Daisy Hill Court, Westfield View, Norwich, NR4 7FL

A WELL PRESENTED one bedroom GROUND floor apartment benefiting from a covered WALK-OUT BALCONY, within a popular MCCARTHY & STONE retirement living plus development.

Daisy Hill Court

Daisy Hill Court is one of McCarthy & Stone's Retirement Living Plus range and is facilitated to provide its homeowners 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 one hour's 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. A home owners' lounge which is a great space where you can meet up with neighbours and make new friends. Our on-site restaurant is perfect for those days that you don't want to cook for yourself. The restaurant serves a variety of light bites and snacks for you, your family and friends, using fresh ingredients and catering for special dietary requirements.

For visitors who want to stay overnight, there is a guest suite available, making longer visits easy.

Location

Set in Eaton village, Daisy Hill Court is close to a range of beautiful places, as well as convenient local amenities. Just a short walk from the development is a large Waitrose store and less than a mile away is the local doctors' surgery. The development is located close to Eaton Park, the largest of Norwich's historic parks, a great place for homeowners and visitors alike to enjoy sunny strolls throughout the warmer months.

Sitting between Norwich and the attractive village of

Cringleford, Eaton is well-placed for getting to Norwich train station, with regular trains to London Liverpool Street, Cambridgeshire and Great Yarmouth. It's also ideally situated for buses to the centre of Norwich, with the nearest stop less than 150 metres away from the development.

With history, convenience and a village atmosphere combined, Daisy Hill Court in Norwich is the perfect place to enjoy your retirement.

Apartment

A well presented one bedroom ground floor apartment benefiting from a covered walk out balcony and modern underfloor heating throughout. The apartment is conveniently positioned close to the home owners' lounge and restaurant.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to large storage cupboard. Further doors lead to the lounge, bedroom and wet room. Ceiling light, raised height electric sockets. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Lounge

The bright and spacious lounge provides ample room for dining and benefits from French doors leading onto a covered walk-out balcony. Two ceiling lights currently feature contemporary chandeliers. Raised height electric sockets and telephone, TV and sky+ connectivity points demonstrates the thoughtful and intuitive design elements that make McCarthy Stone famous for. Partly glazed door leads 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. Tiled floor, central ceiling light and power points.

Bedroom

Double bedroom with window providing views to the front of the property. Walk-in wardrobe with plenty of hanging rails and storage. Telephone and TV point, raised height electric sockets and ceiling light.

Wet Room

Fully fitted modern wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and shower curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail and ceiling spotlights.

Service Charge (breakdown)

- 24-hour on-site staffing
- one hour's 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
- Running of the on-site restaurant
- Buildings insurance

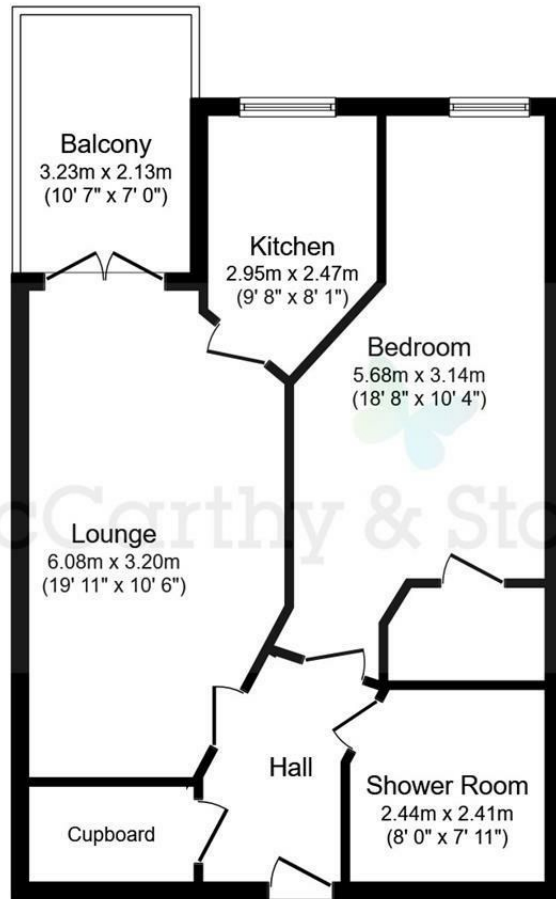
The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Lease Information

Lease Length: 999 year lease from January 2018
Ground Rent: £435 per annum







Floor Plan

Total floor area 57.0 sq. m. (614 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property.
 Plan not to scale.

Powered by focalagent.com



| 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 | |

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

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544

