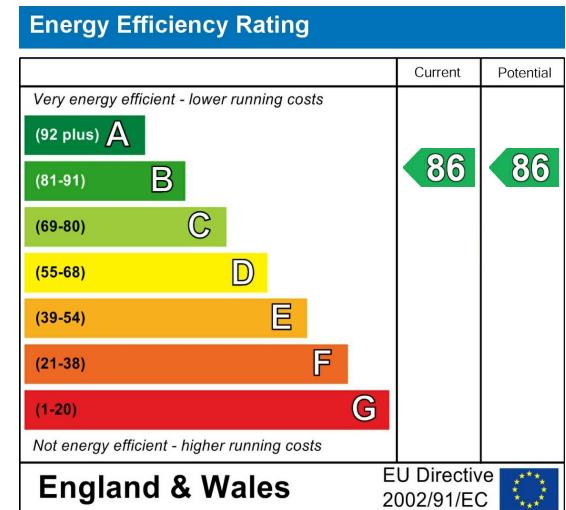


Council Tax Band: B



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.

46 Daisy Hill Court
Bluebell Road, Norwich, NR4 7FL



Asking price £284,000 Leasehold

A larger than average one bedroom second floor apartment with a **WESTERLY ASPECT** and **WALK OUT BALCONY**, within a **POPULAR MCCARTHY STONE** retirement living plus development. ~**ALLOCATED CAR PARKING SPACE**~

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



Call us on 0345 556 4104 to find out more.

Daisy Hill Court, Bluebell Road, Eaton, Norwich

Allocated car parking space comes with this apartment

Daisy Hill Court

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.

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 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 of the conveniences of Eaton village are on your doorstep, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Entrance Hall

Front door with spy hole leads into the spacious entrance hall. Doors opening to a large walk-in storage cupboard & an additional storage/airing cupboard. Further doors lead to the bedroom, wet room and living room. Ceiling spotlights. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.



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1 bed | £284,000

- 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 please contact your Property Consultant or Estate Manager.

The Service charge is £8,491.00 for the financial year ending 30/06/2025.

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

Lease Information

Lease: 999 years from 1st January 2018

Ground rent: £435 per annum

Ground rent review: 1st January 2033



MC CARTHY STONE RESALES

Additional Information & Services

** Entitlements Service** Check out benefits you may be entitled to, 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

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