



5 Edwards Court, Queens Road, Attleborough, NR17 2GA  
Asking price £139,000 Leasehold

For further details  
please call 0345 556 4104

# 5 Edwards Court, Queens Road, Attleborough, NR17 2GA

A well presented one bedroom GROUND FLOOR apartment with a patio area from lounge, situated within a MCCARTHY & STONE retirement living development.

## Summary

The market town of Attleborough is situated on the old route between Norfolk and London, situated between Norwich & Thetford, and its origins date back to the Saxon period. This picturesque Norfolk town has a bustling and vibrant shopping scene set around an attractive green. There is a weekly market that has been established since the 1920's. Edwards Court is situated in the heart of Attleborough, less than 150 yards from the town and adjacent to a major supermarket. There are a wide variety of shops and amenities to satisfy every day needs including banks, newsagent, post office, pharmacy, and bakers.

Edwards Court has been designed and constructed for modern living. The apartments have Sky+ connection points in lounge, fitted wardrobes in the bedroom, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

## Entrance Hall

Solid wood door with spy hole and letter box. Security entry system speech module. Storage cupboard. Fitted carpet, ceiling light and raised electric points. Doors leading to lounge, bedroom and shower room.

## Lounge

Spacious lounge with the advantage of a door leading to a patio area and communal gardens. The lounge has ample room for dining and a feature electric fire and surround which acts as an attractive focal point. TV and telephone points. Fitted carpet, two decorative ceiling lights and raised electric points. Part glazed wooden door leading on to the kitchen.

## Kitchen

Fully fitted kitchen with a range of wall and base units and roll top work surfaces. Stainless steel sink unit sits beneath a large double glazed window with blind. Waist height easy access oven with side opening door. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer.

## Bedroom

Double bedroom with large double glazed window. Built in mirror fronted wardrobe. TV and telephone point. Fitted carpet, central ceiling light and raised electric points.

## Shower Room

Fully tiled suite comprising of a large low level entry double shower cubicle with glass screen and grab rails. WC. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## Service Charge (breakdown)

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

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Lease Length: 125 years from the 1st June 2011  
Ground Rent: £425

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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