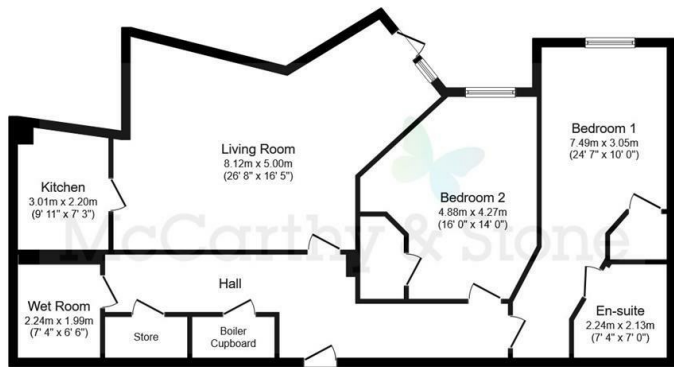


McCARTHY STONE
RESALES

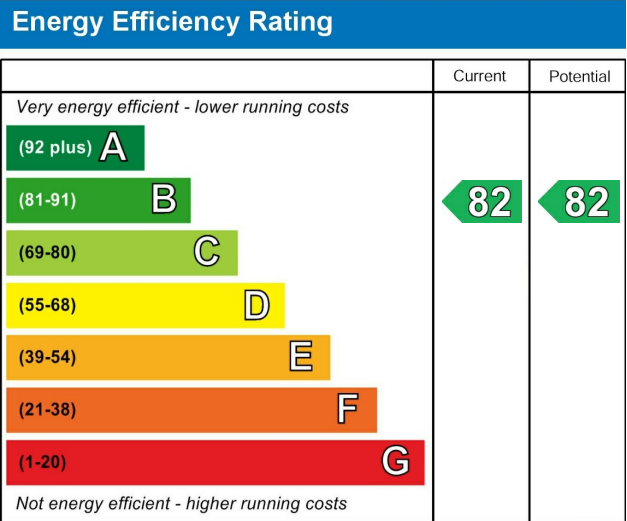
2 EASTLAND GRANGE
VALENTINE ROAD, HUNSTANTON, PE36 5FA



Floor Plan

Total floor area 107.0 sq. m. (1,152 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

COUNCIL TAX BAND: C



McCARTHY STONE
RESALES

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2 EASTLAND GRANGE, 16 VALENTINE

APARTMENT OVERVIEW

A spacious two bedroom, two bathroom apartment opening onto own quiet patio area overlooking delightful gardens. This apartment comes with private car parking space for own use and owners relatives/visitors. South facing to enjoy morning sun.

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. Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys. 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.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard, plus an additional walk in storage room. 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, both bedrooms and the bathroom.

LOUNGE

A very generously sized lounge with double doors that open on to a beautiful patio area and views overlooking the well maintained communal gardens. This spacious room provides space for dining too. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Two ceiling light points. Part glazed door lead into a separate kitchen.

KITCHEN

Modern fitted kitchen with a range of high gloss base and wall units. Composite sink with mixer tap and drainer. Integrated waist height electric oven with space above for a microwave and ceramic four ring hob with extractor hood above. Integral fridge, freezer and dishwasher. Central ceiling light fitting. Tiled floor.



MASTER BEDROOM

An impressive master bedroom with double glazed window. TV and telephone point. Power points. Door leading to a walk in wardrobe with bespoke hanging rails and shelving. Additional door leading to En-Suite Wet Room.

EN-SUITE

Modern purpose built wet room with non slip 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.

SECOND BEDROOM

Double bedroom that could also be used as a second sitting room/office/hobby room. This spacious room also has a walk in wardrobe with bespoke hanging rails and shelving. Double glazed window. TV point. Power sockets.

BATHROOM

Modern purpose built wet room with non slip 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 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 Estate Manager.



2 BEDROOMS £240,000

Service charge: £11,969.33 per annum (for financial year ending 30/09/2024).
“** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.” within the service charge paragraph next to where the service charge figure is stated.

LEASE INFOMATION

999 years from 1st June 2018.

GROUND RENT

Ground rent: £510 per annum
Ground rent review: 1st June 2033

ADDITIONAL INFORMATION & SERVICES

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

