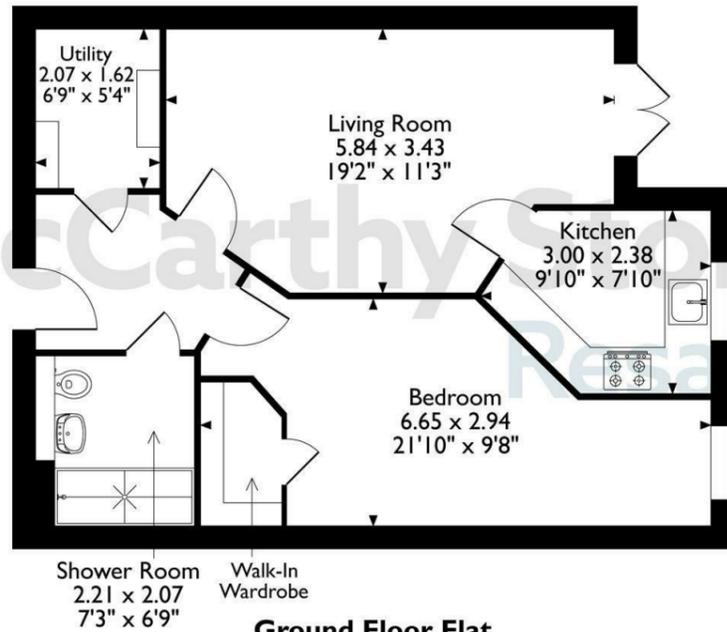


6 Coralie Court, Westfield View, Norwich, Norfolk  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



Shower Room  
2.21 x 2.07  
7'3" x 6'9"

Walk-In  
Wardrobe

**Ground Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8678781/DST.

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**6 Coralie Court**

Westfield View, Norwich, NR4 7FJ



**Asking price £240,000 Leasehold**

A BEAUTIFULLY presented one bedroomed retirement apartment. This spacious apartment is located on the GROUND FLOOR and boasts direct access to a PATIO AREA from the lounge.

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

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



# Coralie Court, Westfield View, Bluebell Road, Norwich NR4 7FJ

## Coralie Court

This purpose built McCarthy & Stone retirement living development is in the attractive village of Eaton at the edge of Norwich. Comprising of 25 one bedroom and 17 two bedroom apartments providing modern convenience in the heart of a village with all the amenities you require. The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind.

Designed specifically for the over 60s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon, and a large communal lounge with TV and tea and coffee facilities. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is a lively social committee and regular events are organised for those who want to join in. It is a very friendly community.

## Local Area

As well as this beautiful space for walking, Eaton boasts a well-stocked Waitrose, Boots opticians and pharmacy, a fish and chip shop, two pubs and a post office, all within easy walking distance. (No bus required as its 0.2 mile) a good bus service to the centre of Norwich which takes 12 minutes giving good accessibility to the city and beyond.

## Apartment Overview

McCarthy Stone are proud to bring to the market this \*rare\* ground floor listing with the benefit of patio doors from the lounge which leads you onto a patio area, allowing for peace and tranquillity whilst enjoying views of the gardens. The apartment is neutrally presented throughout enabling any buyer to make it their own! This features modern kitchen and shower room, a walk in wardrobe from the lounge and underfloor heating throughout.

## Entrance Hall

Entry system and a 24 hour emergency call system for your peace of mind. Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector. Further doors lead to the lounge, bedroom and shower room.

## Lounge

A bright and spacious room benefiting from French doors leading onto patio area with south-east facing views. TV and telephone point, raised power points, two ceiling light points and fitted carpets. Part glazed door leading to a separate kitchen.

## Kitchen

A fitted modern kitchen with a range of high gloss white 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 waist height electric oven with space above for microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

## Bedroom

A generously sized bedroom with window providing garden views and the benefit of a walk-in wardrobe providing hanging rails and shelving. TV and telephone point, raised power points, central ceiling light and fitted carpets.

## Shower Room

A Fully fitted with modern suite comprising of a large level access shower with glass screen and support rail. Low level WC. Vanity storage unit with wash basin and illuminating mirror above. Wall tiling, matching floor tiles, ceiling spotlights. Electric heated towel rail. Emergency pull cord.

## Service Charge

- House Manager
- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Buildings insurance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal are

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the

# 1 Bed | £240,000

service charges please please contact your Property Consultant or Estate Manager.

Service charge: £2,807.88 per annum (up to financial year end (30/06/2026)).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, 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 June 2018

Ground Rent: £425 per annum

Ground rent review: 1st June 2033

## Additional Service

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

**\*\* 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

## Parking

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

