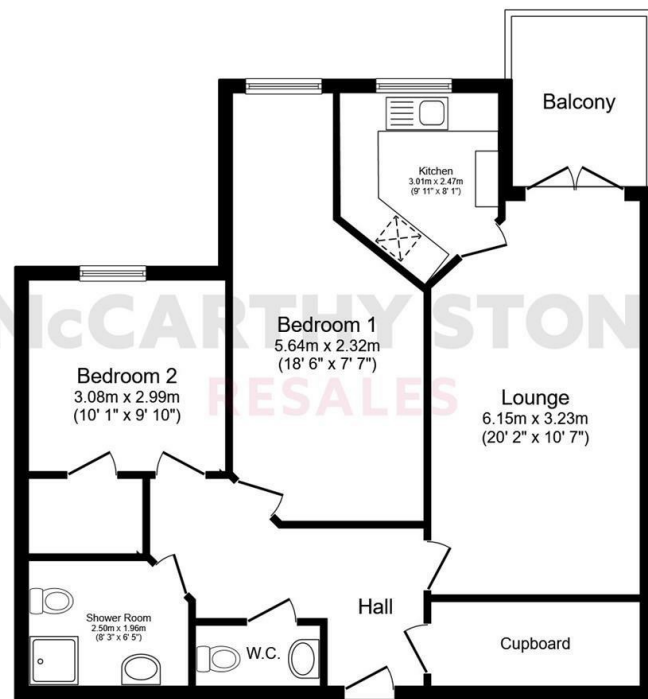


McCARTHY STONE RESALES

47 DAISY HILL COURT WESTFIELD VIEW, NORWICH, NR4 7FL



Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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A SOUTHWEST FACING TWO BEDROOM apartment with a WALK-OUT BALCONY situated on the second floor with GARDEN VIEWS within a POPULAR MCCARTHY STONE retirement living plus development.
ALLOCATED PARKING

PRICE REDUCTION

ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**
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DAISY HILL COURT, WESTFIELD VIEW,

2 BEDROOMS £375,000

DAISY HILL COURT

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners 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 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.

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.

APARTMENT OVERVIEW

Beautifully presented apartment benefitting from walk-out balcony, perfect for enjoying the sunny southwest facing aspect. The apartment boasts two generous bedrooms, shower room and guest WC in addition to a modern kitchen. The apartment comes with an allocated car parking space. Under floor heating runs throughout the apartment. *Early viewings advised*

ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedrooms, lounge, shower room and WC. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

LOUNGE

Bright and airy spacious lounge benefitting from French Doors leading onto a walk out balcony with sunny southwest facing aspect and views of the gardens towards the rear. Ample room for a dining table. Telephone and sky++ connectivity points, raised height sockets, two ceiling lights. Part-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. The southwest garden facing window sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor and central ceiling lighting.

MASTER BEDROOM

Spacious master bedroom with southwest garden facing window and the benefit from a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point, raised height sockets, ceiling light.

SECOND BEDROOM

Generous second bedroom which could be used for dining or study / hobby room. This spacious room has a large sunny southwest facing window providing garden views. Raised height sockets, ceiling light.

WET ROOM

Full 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, ceiling spotlights.

WC

Located off the hallway, perfect for guests. Suite comprising, low level WC, vanity storage unit with wash basin and illuminated mirror above. Additional mirrored vanity unit. Emergency pull cord. Electric heated towel rail.

SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidised onsite restaurant
- 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 license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £912.53 per month - £10,950.41 per annum (up to financial year end 30/06/2024).

LEASE INFORMATION

Lease: 999 year lease from 1st June 2018

Ground rent: £510 per annum

Ground rent review: 1st June 2033

