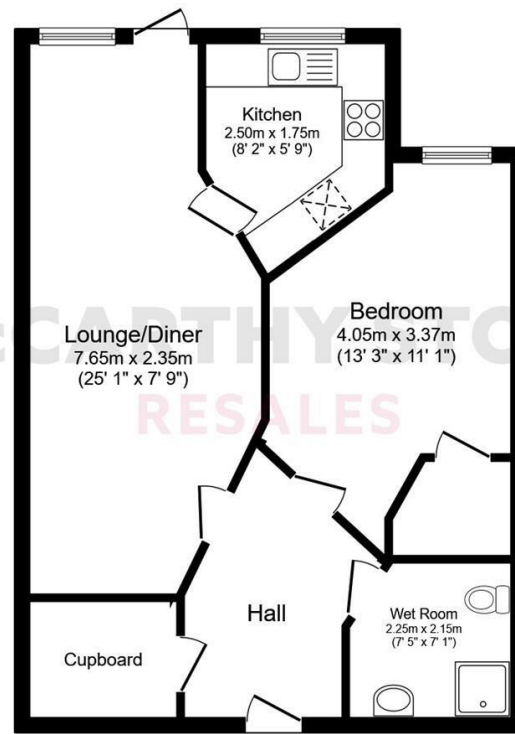


# McCARTHY STONE RESALES

## 9 EASTLAND GRANGE 16 VALENTINE ROAD, HUNSTANTON, PE36 5FA

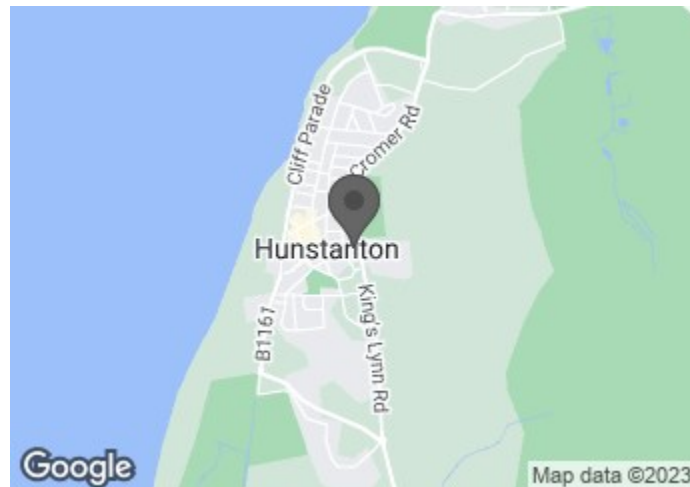


Printed Contact Details...

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: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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			

# McCARTHY STONE RESALES

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW! \*like new condition\* one bedroom GROUND FLOOR apartment with PATIO AREA located within a POPULAR MCCARTHY STONE retirement living plus development

**ASKING PRICE £235,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# EASTLAND GRANGE, 16 VALENTINE ROAD, HUNSTANTON

**1 BED | £235,000**

## SUMMARY

Eastland Grange a stunning development which offers you 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, where there is a door to the walk-in

storage/airing cupboard. 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 lounge, bedroom and the shower room.

## LOUNGE

A generously sized lounge with patio door that open on to a beautiful patio area. 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. Sink and drainer unit with mixer tap over sits below the window. Integrated electric oven, and ceramic four ring hob with extractor hood above. Integral fridge freezer. Central ceiling light fitting. Tiled floor.

## BEDROOM

An impressive double bedroom with large window allowing lots of natural light in. Benefitting from a door leading to a walk in wardrobe with hanging rails and shelving. TV point, telephone point. Power points.

## SHOWER ROOM

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 (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidized on-site 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
- 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 contact your Property Consultant or Estate Manager.

Service charge: £8,224.44 per annum (up to financial year end 30/09/2023)

## LEASE INFORMATION

Lease length: 999 years from 1st June 2018

Ground rent: £435 per annum

Ground rent review: 1st June 2033

