

**Council Tax Band: B**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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		



**33 Eastland Grange**  
16 Valentine Road, Hunstanton, PE36 5FA



**Asking price £135,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW!

\*70% shared ownership lease with the potential to staircase to 100% leasehold in the future\*  
A SPACIOUS one bedroom apartment situated on the second floor with a JULIET BALCONY. Eastland Grange is a DESIRABLE MCCARTHY & STONE retirement living plus development. This development has a beautiful communal area and an ONSITE RESTAURANT WITH TABLE SERVICE.

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

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

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# 33 Eastland Grange, 16 Valentine Road, Hunstanton

## SHARED OWNERSHIP

\*70% shared ownership lease with the potential to staircase to 100% leasehold in the future\*

## Introduction

Eastland Grange is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. 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 if required. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour TV secure entry system.

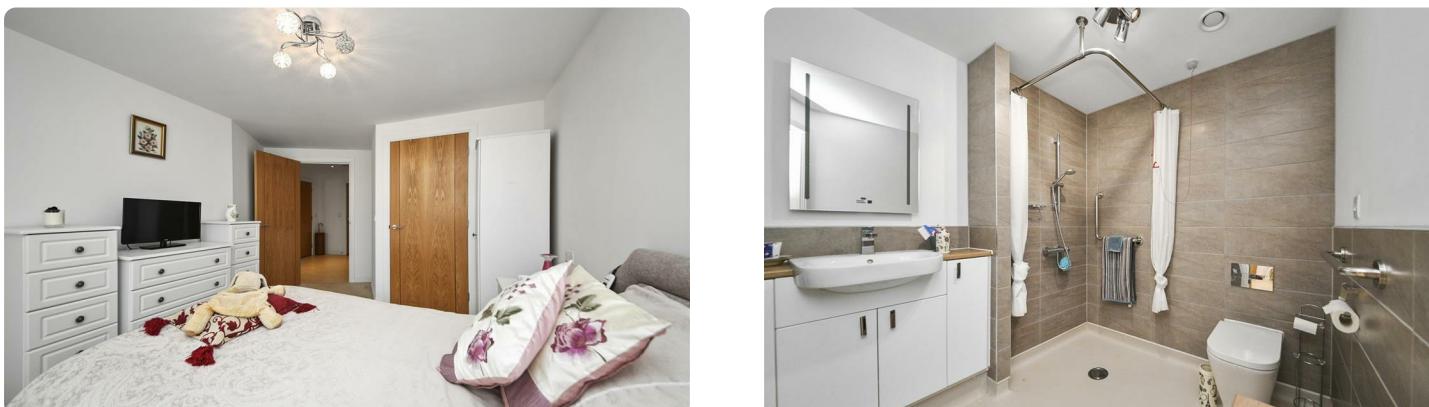
The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, buggy store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

## Location

Eastland Grange is 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 storage cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system. Smoke detector, spot lights, fitted carpet, raised electric sockets and programmable panel heater.

## Lounge

A beautifully presented lounge with a large window and a balcony which makes the room bright and airy. Telephone point, TV point (with Sky/Sky+ capabilities). Two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. Part glazed door lead into a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of white high gloss base and wall units. Integrated electric oven and ceramic four ring hob with extractor hood above. Integral fridge and freezer and free-standing dishwasher. Velux window in the ceiling with remote control. Central ceiling light fitting and under unit lighting. Tiled floor.

## Bedroom

An impressively sized master bedroom with window. TV and telephone point. Two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. This generous bedroom has a door leading to a walk in wardrobe with bespoke hanging rails and shelving.

## 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 (breakdown)

- 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

**1 bed | £135,000**

- 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.

Annual Service charge: £9,892.82 for financial year ending 30/09/2026.

\*\*Entitlements Service\*\* Check out benefits you may be entitled to (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200').

## Lease Information

Lease Length: 999 years from 1st June 2018

Ground Rent: £435 per annum

Ground rent review date: 1st June 2033

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Additional Information & Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* 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

