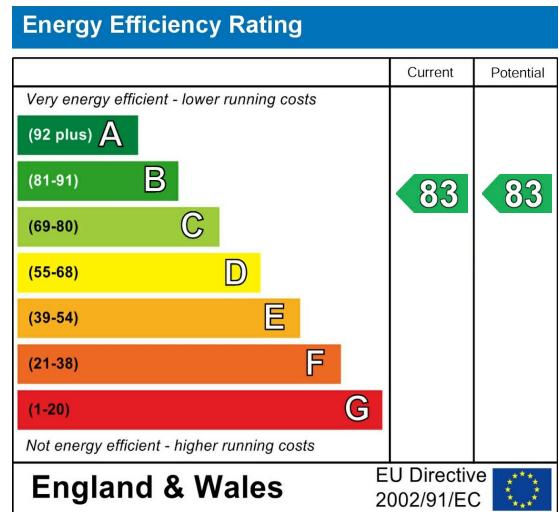


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Council Tax Band: C



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4 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ



Asking price £250,000 Leasehold

A beautifully presented one bedroom GROUND floor with a PATIO AREA with views over the rear communal gardens and the benefit of an ALLOCATED CAR PARKING SPACE. The apartment is located within the POPULAR MCCARTHY STONE retirement living plus development offering onsite restaurant and 24/7 staffing.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~



Call us on 0345 556 4104 to find out more.

Foundry Place, Off the Gosford Road, Beccles

Summary

Foundry Place 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 building is equipped with BT fibre broadband (subscription required).

The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service bistro 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!

Located at the former Ingate Ironworks on Gosford Road, Beccles, Suffolk, this gorgeous new Retirement Living PLUS development comprises of 55 one and two bedroom retirement apartments for sale - or for rent – exclusive to the over 70s. Foundry Place is located right in the heart of the charming town centre, with a train station very close by, as well as the pretty River Waveney – ideal for picturesque afternoon strolls and tranquil boat trips.

Foundry Palace won Best Retirement Scheme award at the 2023 Housebuilder Awards. Foundry Place also won the Best Retirement Housing Project award at the 2023 Retirement Living Awards.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two large storage / airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Raised electric power sockets, decorative ceiling light and fitted carpets. Doors leading to the lounge, bedroom and wet room.



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1 bed | £250,000

Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Annual Service charge: £10,284.78 for financial year ending 28/02/2026.

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

Leasehold Information

Lease: 999 years from 2021

Managed by: McCarthy and Stone Management Services

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



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Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

• Full Fibre Broadband available

• Mains water and electricity

• Electric room heating

• Mains drainage



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