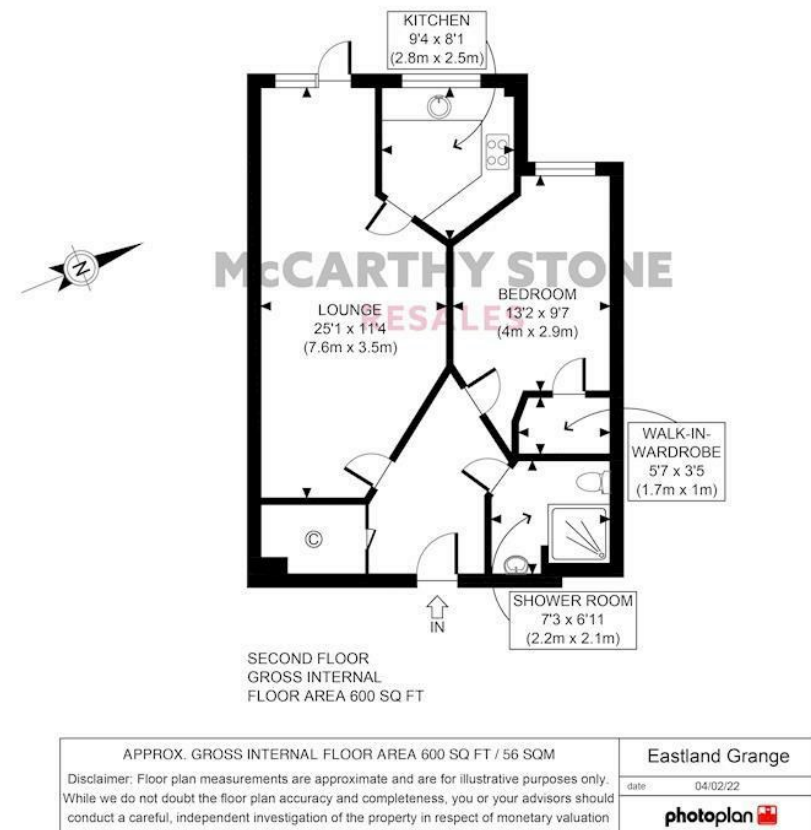


McCARTHY STONE RESALES

32 EASTLAND GRANGE

16 VALENTINE ROAD, HUNSTANTON, PE36 5FA



COUNCIL TAX BAND: B



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

A SPACIOUS one bedroom apartment situated on the first 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 ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

PRICE REDUCTION

OFFERS OVER £190,000 LEASEHOLD

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

1 BEDROOMS £190,000

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.

APARTMENT OVERVIEW

Spacious one bedroom apartment, with the features of a Juliet balcony from the lounge, walk in wardrobe in the bedroom and a modern wet room. This apartment is located on the first floor

which can be easily access by the two lifts which are conveniently positioned closeby. The apartment is 'as new' so purchaser could put their own mark on it and make it their own!

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing 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. Doors leading to the lounge, bedroom and wet room.

LOUNGE

A neutrally decorated lounge with a large window and a Juliette balcony which makes the room bright and airy and enable you to watch the world go by! This room also provides ample space for dining. 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 high gloss base and wall units. Black ceramic sink with mixer tap and drainer sits below the window with blind. Integrated waist height electric oven (for minimal bend) with space above for a microwave and ceramic four ring hob with extractor hood above (all of which haven't been used, due to taking full advantage of the on-site bistro!). Integral fridge, freezer. Central ceiling light fitting. Tiled floor.

BEDROOM

A generous bedroom with the benefit of a walk in wardrobe with hanging rails and shelving. TV and telephone point. Two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater.

WET 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
- 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: £8,903.19 per annum (up to financial year ending 30/09/2024)

****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: £435 per annum

Ground rent review: 1st June 2033

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

ADDITIONAL SERVICES

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

**** 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

