



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



\*Join us for coffee & cake - Wednesday 14th May 2025 - from 9.30am - 2pm - book your place today!\*

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~  
A SPACIOUS two bedroom first floor apartment with modern kitchen, walk in wardrobe to master and large walk in shower, situated within a popular MCCARTHY STONE retirement living development.

PRICE REDUCTION

ASKING PRICE £210,000 LEASEHOLD

For further details, please call 0345 556 4104

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# HOMESTEAD PLACE, UPPER STAITHE

## HOMESTEAD PLACE

Homestead Place was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in lounge, walk-in wardrobes in bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## LIVING IN STALHAM

Stalham is known as the gateway to the Norfolk Broads, meaning it's a popular tourist destination, particularly during the summer months. But the local residents also give the town a friendly and welcoming feel year-round. With so much stunning countryside to explore on your doorstep, Stalham is a dream retirement destination for lovers of the great outdoors.

## 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 is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, two bedrooms and shower room.

## LOUNGE

Spacious lounge with French doors to a Juliet balcony which overlooks the front elevation. The generous lounge would provide room for a small dining table. TV and Sky/Sky plus

points, raised height power points. Door with glazed panel leading to the kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

## MASTER BEDROOM

A spacious master bedroom with window towards the front elevation. The room benefits from a walk-in wardrobe with hanging rails and shelving. TV and telephone points, raised height power points.

## BEDROOM TWO

Double second bedroom which could be used for dining or a hobby room. TV and telephone points, raised height power points.

## SHOWER ROOM

Modern suite comprising a full length shower with glass screen and support rail. Wash basin, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring.

## SERVICE CHARGE

- Onsite visiting house manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 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, please contact your Property Consultant or House Manager.

# 2 BEDROOMS £210,000

The service charge is: £5428.20 per annum (up to financial year end 28/02/2024)

**\*\*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)'.

## LEASEHOLD INFORMATION

Lease length: 999 years from 2016

Ground Rent: £495 per annum

Ground Rent Review: June 2036

## 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

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

