



Total floor area 63.1 sq.m. (680 sq.ft.) approx  
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) A		
(81-91) B	87	87
(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	

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## 18 Edwards Court

Queens Road, Attleborough, NR17 2GA



## Asking price £190,000 Leasehold

A bright & spacious TWO BEDROOM first floor apartment of a popular MCCARTHY STONE retirement living development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.



# Edwards Court, Queens Road, Attleborough

## Edwards Court

The market town of Attleborough is situated on the old route between Norfolk and London, situated between Norwich & Thetford, and it's origins date back to the Saxon period. This picturesque Norfolk town has a bustling and vibrant shopping scene set around an attractive green. There is a weekly market that has been established since the 1920's. Edwards Court is situated in the heart of Attleborough, less than 150 yards from the town and adjacent to a major supermarket. There are a wide variety of shops and amenities to satisfy every day needs including newsagent, pharmacy, and bakers. Edwards Court has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day 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, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

## Entrance Hall

Solid wood door with spy hole and letter box. Ceiling light point. Security entry system speech module. Storage cupboard. Door to airing cupboard.

## Lounge

Bright and spacious lounge with window with outlook towards the side of the development and the room



provides ample space for dining. Two ceiling light fittings, TV and telephone points. Part glazed wooden door leading in to the Kitchen.

## Kitchen

Fully fitted kitchen with a range of wall and base units and roll top work surfaces. Stainless steel sink unit sits beneath a large window. Waist height easy access oven with side opening door with space above for microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer. Central ceiling light.

## Master Bedroom

Spacious master bedroom with the benefit of a built in wardrobe with mirror sliding doors. TV and telephone point, ceiling light fitting and raised electric points.

## Second Bedroom

A generously sized second bedroom, which could also be used as a study or hobby room. TV point, ceiling light fitting and raised electric points.

## Bathroom

Fully tiled room comprising; Shower cubicle and separate bath both with support rails; WC; Wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis, please check with the House Manager on site for availability.

## Service Charge

- On-site House Manager during working hours Monday - Friday
- 24 hour emergency call system
- Water rates for communal areas and apartments



# 2 bed | £190,000

- 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. To find out more about the service charges please contact your Property Consultant or House Manager. Service charge: £4,084.22 per annum (for financial year ending 31/03/2025).

## Lease Information

Lease length: 125 from the 1st June 2011  
Ground rent: £495 per annum  
Ground rent review: 1st June 2026  
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Additional Information & 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

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

