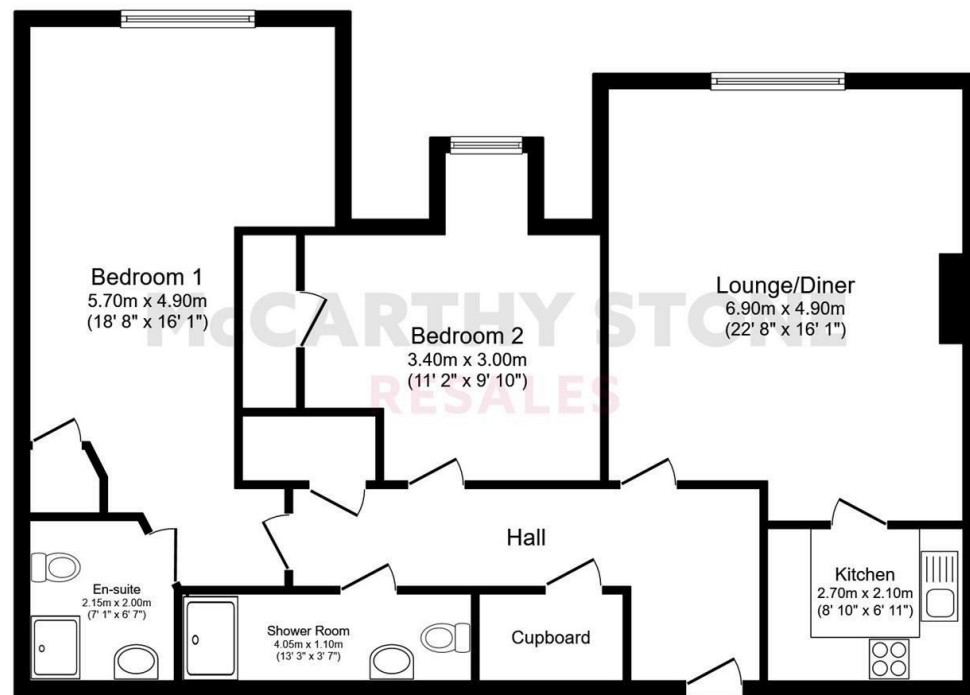


# McCARTHY STONE RESALES

## 50 EASTLAND GRANGE

16 VALENTINE ROAD, HUNSTANTON, PE36 5FA



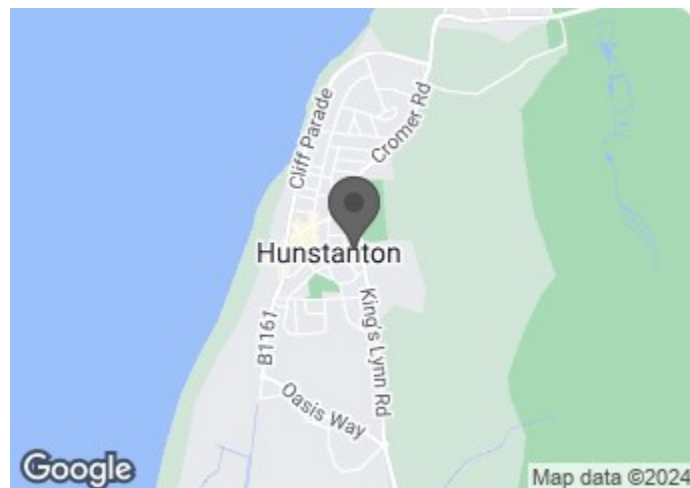
Total floor area 102.6 sq.m. (1,105 sq.ft.) approx

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A SPACIOUS two bedroom apartment situated on the second floor within a DESIRABLE MCCARTHY STONE retirement living plus development ALLOCATED CAR PARKING SPACE INCLUDED.

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**PRICE REDUCTION**

**ASKING PRICE £284,000 LEASEHOLD**

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# 50 EASTLAND GRANGE, 16 VALENTINE

# 2 BEDROOMS £284,000

## EASTLAND GRANGE

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.

## CAR PARKING

There is an allocated car parking space within Eastland Grange, which is included in the purchase.

## 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. Doors lead to the lounge, both bedrooms and the shower room.

## LOUNGE

A spacious lounge with window providing views towards Kings Lynn Road, the room has ample space for dining. There is a feature electric fire with surround which acts as an attractive focal point. 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 waist height electric oven with space above for microwave and ceramic four ring hob with splash back and extractor hood above. Integral fridge and freezer an slimline dishwasher. Velux window in the ceiling with remote control. Central ceiling light fitting and under unit lighting. Tiled floor.

## MASTER BEDROOM

An impressively sized master bedroom with window providing views towards Kings Lynn Road. TV and telephone point. Two 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. Additional door leading to En-Suite Wet Room.

## EN-SUITE

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.

## SECOND BEDROOM

Generously sized second bedroom which could also be used as a second sitting room/office/hobby room. Window providing views towards Kings Lynn Road This spacious room has a walk in wardrobe. TV point. Power sockets. Decorative ceiling light, fitted carpets, raised electric sockets and programmable panel heater.

## SHOWER ROOM

Modern shower room with low level walk on shower with glass door and grab rail. WC. Wash hand basin. 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: £11,969.28 per annum (for 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.

## LEASE INFORMATION

Lease length: 999 years from 1st June 2018

Ground rent: £510 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 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.

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

