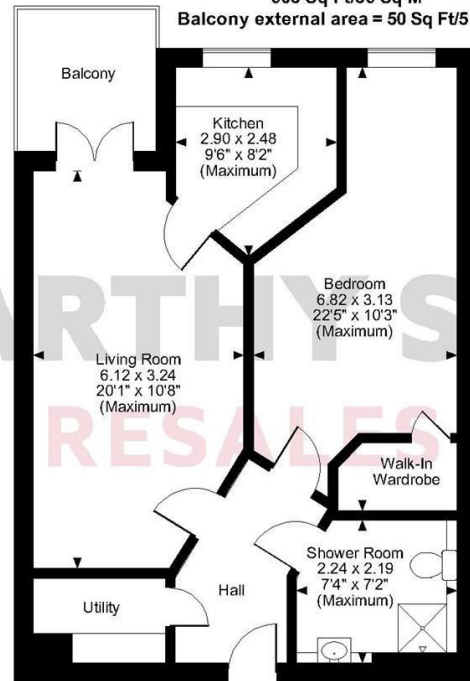


Daisy Hill Court, WestfieldView, Norwich
 Approximate Gross Internal Area
 605 Sq Ft/56 Sq M
 Balcony external area = 50 Sq Ft/5 Sq M

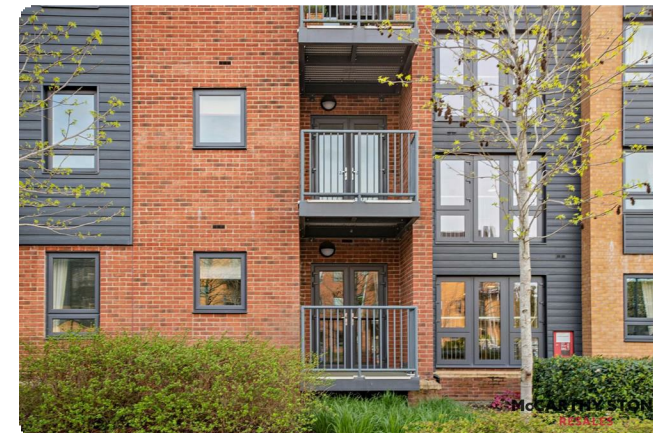


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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37 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



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			
England & Wales	EU Directive 2002/91/EC		

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £260,000 Leasehold

A spacious one bedroom apartment, situated on the first floor and benefiting from a WALK-OUT BALCONY. The property is located within a POPULAR MCCARTHY STONE retirement living plus development, designed specifically for the over 70s.
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

Daisy Hill Court, Westfield View, Eaton, Norwich, NR4 7FL

Daisy Hill Court

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. 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 by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with a secure entry system.

Designed specifically for the over 70s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is also car parking, giving the option of easy travel to nearby places including Norwich and the pretty villages of Cringleford and Keswick, or further afield to the coastal beauty of Cromer. All the conveniences of Eaton village are on your door step, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Set in the heart of Eaton village, Daisy Hill Court is also close to Eaton Park, the largest of Norwich's historic parks at more than 80 acres. As well as this beautiful space, Eaton boasts a well-stocked Waitrose, an opticians and pharmacy, as well as a number of shops and cafes. Placed only a mile from the local Doctors' surgery but close to the leisure and fitness facilities available in central Norwich, it's an ideal location for those attending health classes and keeping fit.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this spacious and neutrally decorated one bedroom apartment first floor apartment featuring a walk-out balcony, ideal for watching the world go by! The well proportioned bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the modern apartment. The apartment currently doesn't have carpet laid which can be discussed in detail with any potential purchaser.

Entrance Hall

Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Door opening to a good sized walk-in storage cupboard. Further doors lead to the lounge, bedroom and wet room.

Lounge

A good sized lounge which boasts ample space for dining and features French style door which both allows lots of natural light in and also leads on to a walk out balcony with views towards the front elevation. Telephone and sky+ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The front facing window sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light, tiled floor and power points.

Bedroom

Double bedroom with window boasting space in front for a dressing table or hobby / desk. Walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point. raised height sockets, decorative ceiling light.

Wet Room

Wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas

1 bed | £260,000

- 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 license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £8,491.00 per annum (up to financial year end 30/06/2025)

****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 Length: 999 year lease from 1st June 2018

Ground rent: £435 per annum

Ground rent review: 1st June 2033

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.

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

