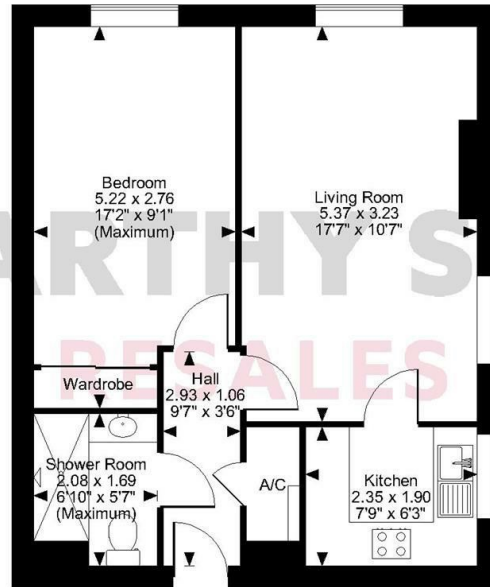
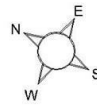


Edwards Court, QueensRoad, Attleborough
 Approximate Gross Internal Area
 476 Sq Ft/44 Sq M



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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McCARTHY STONE RESALES

19 EDWARDS COURT

QUEENS ROAD, ATTLEBOROUGH, NR17 2GA



COUNCIL TAX BAND: A



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



McCARTHY STONE RESALES

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A WONDERFULLY presented one bedroom apartment benefiting from a sunny SOUTH EAST facing outlook and a dual aspect lounge. Situated within a McCarthy Stone retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

PRICE REDUCTION

ASKING PRICE £142,000 LEASEHOLD

For further details, please call **0345 556 4104**

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EDWARDS COURT, QUEENS ROAD,

1 BEDROOMS £142,000

EDWARDS COURT - INTRODUCTION

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. Fitted carpet. Ceiling light point. Security entry system speech module. Storage cupboard. Doors leading to living room, bedroom and shower room.

LIVING ROOM

This bright and spacious living room boasts a dual

aspect with a south east and south west facing outlook allowing in plenty of natural light in for most of the day. Feature electric fire with surround. The room provides ample space for dining. TV and telephone points, raised height power points and decorative central ceiling light. Part glazed wooden door leading on to the kitchen.

KITCHEN

Fitted kitchen with a range of wall and base units. Stainless steel sink unit with drainer sits beneath the window with blind. Easy access oven with side opening door and space above for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer.

BEDROOM

A generously sized double bedroom with a south east facing aspect and outlook towards the front elevation. Built in wardrobe with mirrored sliding door. TV and telephone point, raised height power points and decorative central ceiling light.

SHOWER ROOM

Fully tiled suite comprising; full width shower cubicle with glass sliding door and grab rails; WC; wash hand basin; Wall mounted heated towel rail. Emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- 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 house manager.

Service charge: £2,722.81 per annum (for financial year ending 31/03/2025).

****Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200)'.

PARKING PERMIT SCHEME

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

LEASE INFORMATION

Lease length: 125 years from the 1st June 2011

Ground rent: Annual fee of £425

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

ADDITIONAL SERVICES & INFORMATION

**** Entitlements Service**** Check out benefits you may be entitled to, 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.

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

