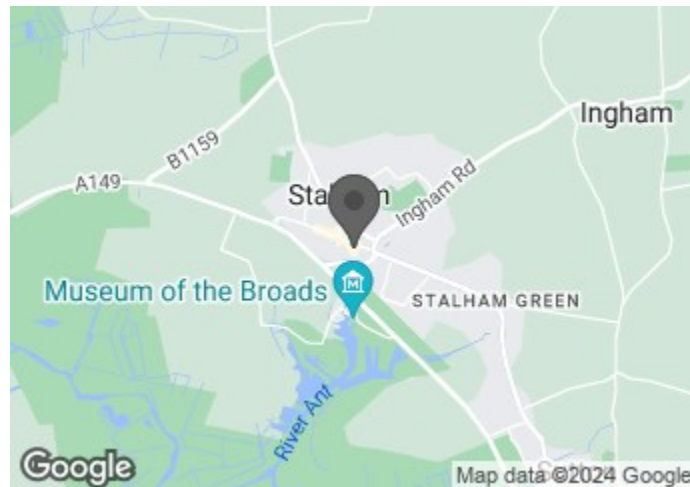


Total floor area 52.9 m² (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

COUNCIL TAX BAND: B



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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McCARTHY STONE RESALES

5 HOMESTEAD PLACE UPPER STAITHE ROAD, STALHAM, NR12 9FZ



A SPACIOUS one bedroom GROUND FLOOR apartment enjoying garden views. This well presented apartment is situated within a popular MCCARTHY STONE retirement living development for the over 60's.

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HOMESTEAD PLACE, UPPER STAITHE ROAD, STALHAM. NORFOLK

1 BED | £180,000

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, 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. Spend your days exploring the uniquely enchanting Broads, whether that's with a short stroll to the mooring area and paths along the nearby River Ant, or by venturing further into the heart of the Broads. You can also travel to Ant Broads and Marshes National Nature Reserve, which is under four miles away, or to Hickling Broad which is just five miles away. The meandering natural contours of the Broad's means there's somewhere new to explore each day, and always new wonders to discover.

Longing for the refreshing sea breeze? At Stalham you can feed that urge - Sea Palling Beach is just 4.2 miles away, a traditional seaside resort where you can paddle on the shore, feel the sand between your toes, tuck into a delicious portion of fish and

chips, or simply admire the view of the waves.

Looking for something closer to home? Stalham has everything residents could need, from supermarkets to restaurants, and even the Museum of the Broads to make sure you're well educated about your new local area. There's even an angling shop for fishing enthusiasts. There's also a Post Office, a library and plenty of charity shops - no doubt your General Manager and new neighbours will be happy to offer recommendations.

ENTRANCE HALL

Front door with spy hole and letter box, illuminated light switches, smoke detector, apartment security door entry system. Doors lead to the lounge, bedroom, shower room and utility cupboard.

The storage/utility cupboard houses the 24 hour emergency response pull cord system, the washer/dryer, broadband hub, hot water and Ventaxia systems as well as useful shelving.

LOUNGE

Spacious lounge with a double glazed window overlooking the gardens. The generous lounge would provide room for a dining table. TV and Sky/Sky plus points, raised height power points, wall mounted electric heater for easy temperature control. A useful store cupboard is located at the rear of the lounge. 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. sits beneath a double glazed window. 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.

BEDROOM

A comfortable master bedroom with a double glazed window enjoying garden views. Built in wardrobes with mirror fronted sliding doors. TV and telephone points, raised height power points, wall mounted electric heater for easy temperature control.

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.

The s annual service charge is £4,305.96 for financial year ending 28/02/2025.

LEASEHOLD INFORMATION

Lease length: 999 years from 1st June 2016
Ground Rent: £425 per annum
Ground Rent Review: 1st June 2036

ADDITIONAL SERVICES & INFORMATION

- ** Entitlements Advice** 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.
- Speak to your Property Consultant for more details.
Ultrafast Full Fibre Broadband available
- Mains water and electricity
 - Electric room heating
 - Mains drainage

