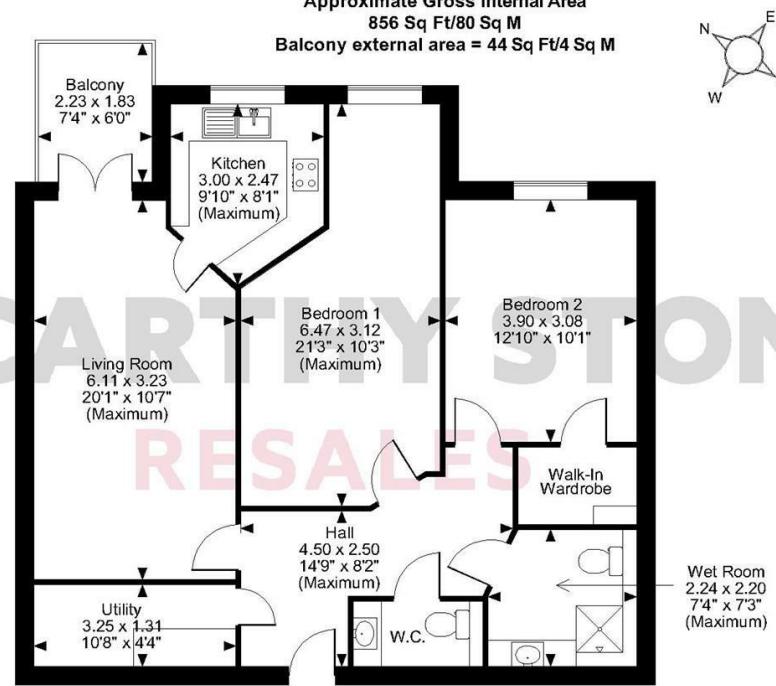


Daisy Hill Court, Westfield View, Norwich
 Approximate Gross Internal Area
 856 Sq Ft/80 Sq M
 Balcony external area = 44 Sq Ft/4 Sq M

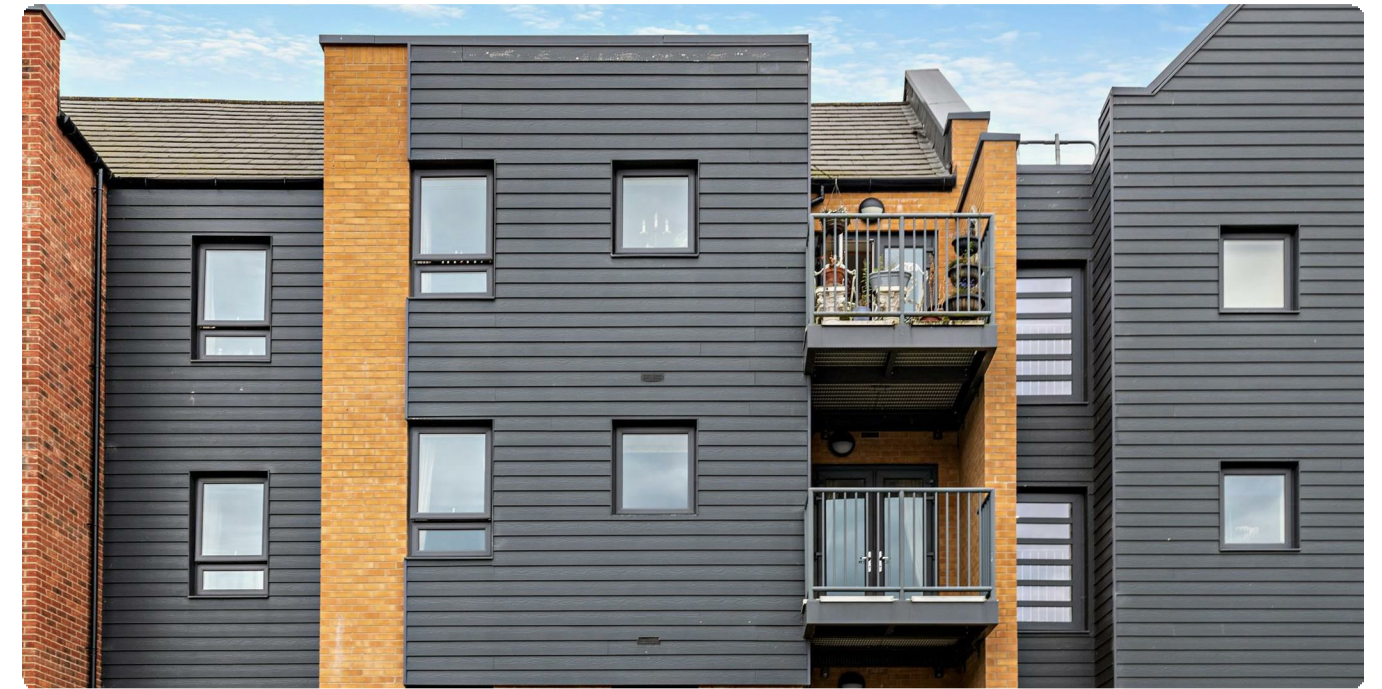


First Floor Flat

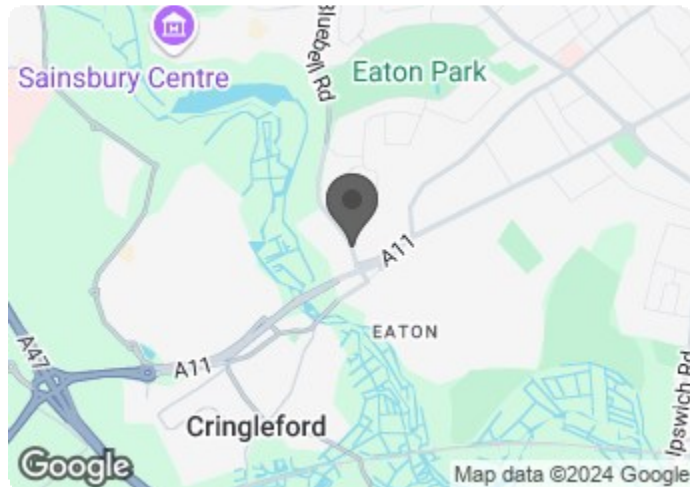
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8621379/JRD

33 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Council Tax Band: C



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 £350,000 Leasehold

A spacious TWO BEDROOM apartment with the benefit of a sheltered WALK OUT BALCONY situated on the first floor within a popular McCarthy Stone retirement living plus development. Daisy Hill Court offers an onsite bistro restaurant, domestic assistance and 24/7 staffing.

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

Call us on 0345 556 4104 to find out more.

Daisy Hill Court, Westfield View, Bluebell Road, Eaton, 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 24-Hour CCTV and 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 Great Yarmouth. All the conveniences of Eaton village are on your doorstep, 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

Beautifully presented apartment benefitting from walk-out balcony, perfect for enjoying the world go by! The apartment boasts two generous bedrooms, shower room and guest WC in addition to a modern kitchen. Under floor heating runs throughout the apartment. The apartment at present doesn't have carpets however the buyer would be able to fit these between exchange and completion prior to moving in. Apartments comes with curtains, blinds and light fittings. *Early viewings advised*

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedrooms, lounge, shower room and WC. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Lounge

Bright and spacious lounge benefitting from French Doors leading onto a walk out sheltered balcony with astro turf and space for a bistro set providing outlook towards the front elevation. The lounge also allows enough space for dining. Telephone and sky connectivity points, raised height sockets, two ceiling light points. Part-glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with additional units fitted with a breakfast bar. The window with view towards the front elevation and fitted blind sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven (for minimum bend) with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freeze, slimline dishwasher. Tiled floor and central ceiling and under counter lighting.

Master Bedroom

Spacious master bedroom with the benefit from a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point, raised height sockets, ceiling light point.

Second bedroom

Generous second bedroom which could be used for dining or study / hobby room. This spacious double room has an outlook towards the front elevation. Raised height sockets, ceiling light point.

Wet Room

Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and shower curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail, ceiling spotlights.

WC

Located off the hallway, perfect for guests. Suite comprising,

2 bed | £350,000

low level WC, vanity storage unit with wash basin and illuminated mirror above. Additional mirrored vanity unit. Emergency pull cord. Electric heated towel rail.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Subsidised onsite restaurant
- 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
- Running of the on-site restaurant
- 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- £11,364.00 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 & Additional Information

Lease: 999 year lease from 1st June 2018

Ground rent: £510 per annum

Ground rent review: 1st June 2033

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

