


Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>88</b>	<b>88</b>
(81-91) <b>B</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		
England & Wales		
EU Directive 2002/91/EC		

## 1 Edwards Court

Queens Road, Attleborough, NR17 2GA



Asking price **£140,000 Leasehold**

A WONDERFULLY presented one bedroomed retirement apartment. Conveniently located on the GROUND FLOOR, this beautiful apartment boasts access to a PATIO AREA directly from the lounge.

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# Edwards Court, Queens Road, Attleborough, Norfolk, NR17 2GA

## Edwards Court

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 banks, newsagent, post office, 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. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Entrance Hall

Solid wood door with spy hole and letter box. Wood style flooring. Ceiling light point. Security entry system speech module. Storage cupboard. Doors leading to living room, bedroom and shower room.

## Living Room

This spacious living room providing ample room for dining furniture. Direct access to a patio area. Two ceiling light fittings. TV and telephone points. Fitted carpet. Part glazed wooden door leading on to the kitchen.



## Kitchen

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

## Bedroom

A good sized double bedroom. Double glazed window. TV and telephone point. Built in wardrobe with plenty of storage space. Fitted carpet.

## Bathroom

Fully tiled suite comprising; large shower cubicle with grab rails and seat; WC; wash hand basin; Wall mounted heated towel rail. Emergency pull-cord.

## Service Charge

- 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

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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your property consultant or house manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled



# 1 Bed | £140,000

too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st June 2026

## Lease Information

125 years from the 1st June 2011.

## Car Parking Permit

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

## 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.

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

