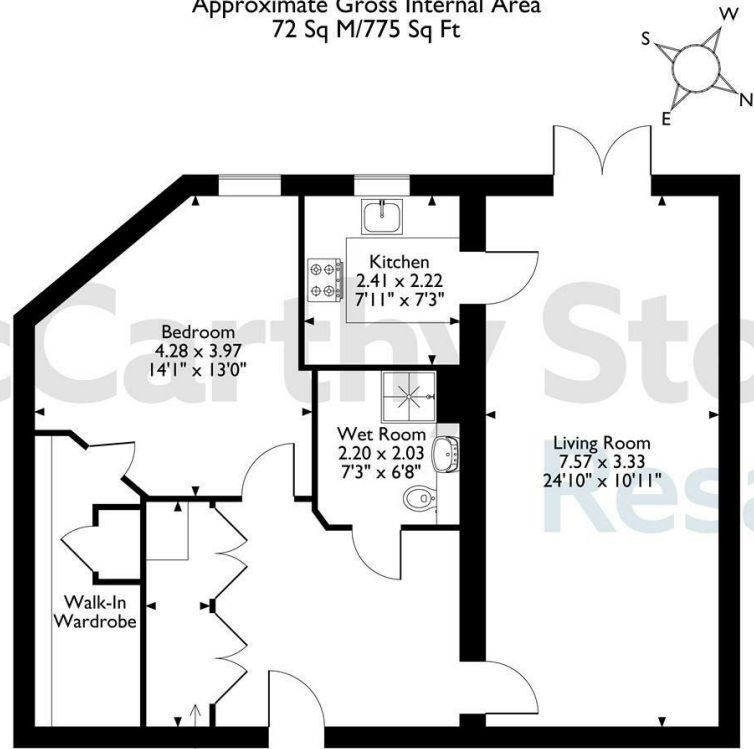
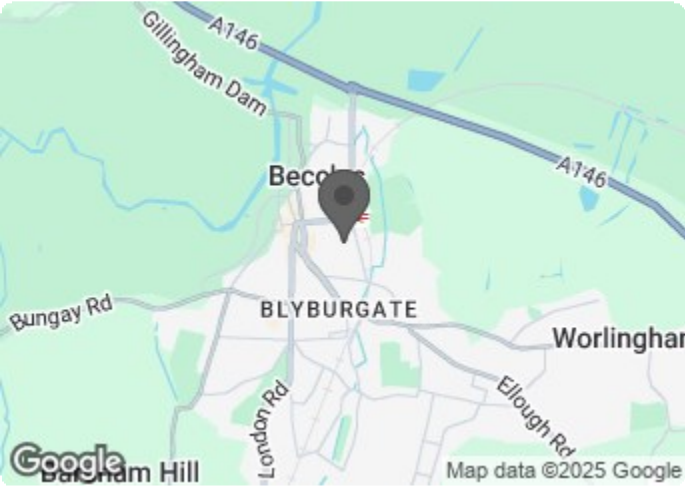


Foundry Place, Apartment 3, Elliott Garrood Gardens, Beccles, Suffolk  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**Ground Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.



## 3 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ



## Asking price £260,000 Leasehold

A beautifully presented MODERN ONE bedroom apartment located on the GROUND floor. Modern kitchen, shower room, LIGHT and SPACIOUS lounge with FRENCH DOORS leading onto SOUTH WEST facing patio area perfect for a bistro table. Foundry place, a retirement development is nestled in Beccles, Suffolk.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**



# Foundry Place, Off the Gosford Road, Beccles

## Summary

Foundry Place is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. 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 if required. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency. For your reassurance the development is fitted with 24-Hour TV secure entry system. The building is equipped with BT fibre broadband (subscription required).

The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service bistro restaurant with freshly cooked meals provided every day. Other communal areas consist of a laundry room, buggy store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours! Located at the former Ingate Ironworks on Gosford Road, Beccles, Suffolk, this gorgeous new Retirement Living PLUS development comprises of 55 one and two bedroom retirement apartments for sale - or for rent – exclusive to the over 70s. Foundry Place is located right in the heart of the charming town centre, with a train station very close by, as well as the pretty River Waveney – ideal for picturesque afternoon strolls and tranquil boat trips.

## Apartment Overview

A beautifully presented MODERN ONE bedroom apartment located on the GROUND floor. Modern kitchen, shower room, LIGHT and SPACIOUS lounge with FRENCH DOORS leading onto SOUTH WEST facing patio area perfect for a bistro table. \*Entitlements Advice and Part Exchange available\*

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two large storage

/ airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Raised electric power sockets, decorative ceiling light and fitted carpets. Doors leading to the lounge, bedroom and wet room.

## Lounge

Light and spacious south west facing lounge has the benefit of French doors leads onto a patio area large enough to house a small outdoor dining set overlooking the communal gardens to enjoy a coffee and watch the world go by! The spacious room allows ample space for a dining table. TV and telephone point, raised electric power sockets, three ceiling light points and fitted carpets. Part glazed door leading to the separate kitchen.

## Kitchen

Fully fitted modern kitchen with white high gloss low and eye level units and drawers for ample storage with roll top wooden effect work surfaces above with four ring hob and extractor hood. The inset sink with chrome mono lever tap and drainer sits below the garden facing window with blind. Electric waist height oven (for minimal bend and convenience) has space above for a microwave above. Integral fridge/freezer. Ceiling light, tiled flooring and electric sockets.

## Bedroom

Light and spacious double bedroom with with south westerly views overlooking the communal gardens from the double glazed window. Modern door leading onto a large walk in wardrobe with ample storage space. TV and telephone point, raised electric power sockets, two ceiling light points for effective lighting. Fitted carpets and electric heater to wall.

## Wet Room

Modern purpose built wet room with a walk in shower unit with grab rails and glass screen. WC. Wash hand basin with vanity unit storage cupboard with high gloss finish and wall mounted mirror with built in light above. Heated chrome towel rail to wall and grey marble effect half wall tiling.

## Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments

# 1 bed | £260,000

- 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
- 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 please contact your Property Consultant or Estate Manager.

Service charge: £10,284.78 per annum (for financial year ending 28/02/2026) .

**\*\*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)'.

## Leasehold Information

Lease Length: 999 years from 2021  
Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.er.

## Additional Services

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

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

