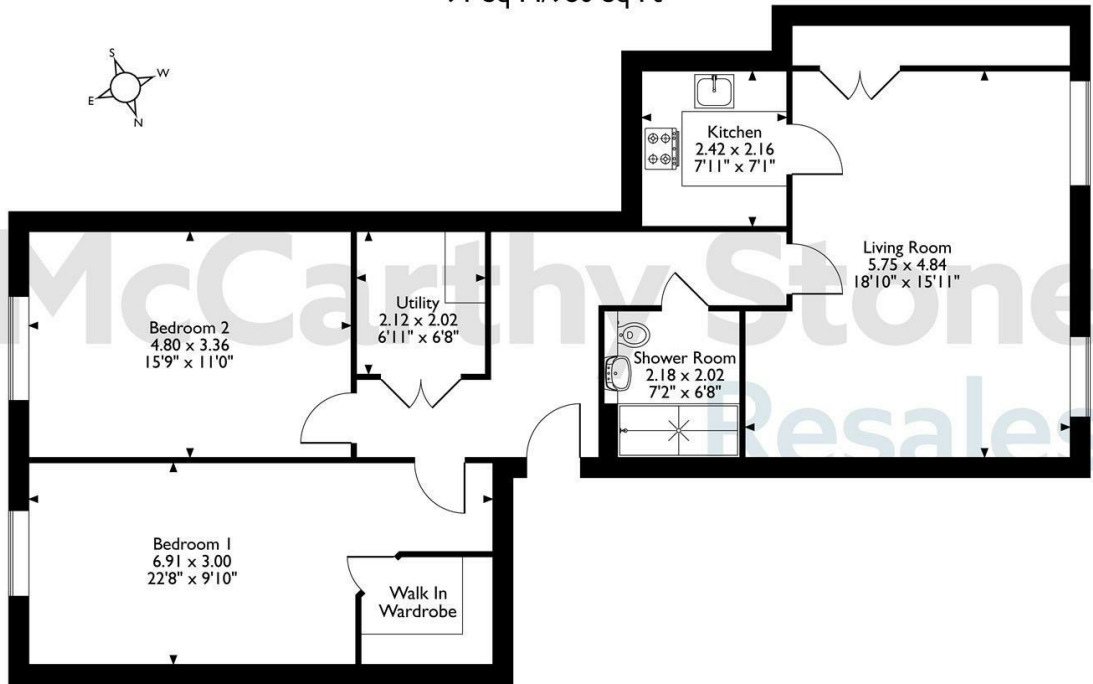


30 Homestead Place, Staithe Gardens, Stalham, Norwich, Norfolk  
Approximate Gross Internal Area  
91 Sq M/980 Sq Ft



Second Floor Flat

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



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



## 30 Homestead Place

Upper Staithe Road, Norwich, NR12 9FZ



## Asking price £250,000 Leasehold

A well-presented TWO BEDROOM apartment situated on the second floor. Boasting a sunny SOUTH WEST facing primary aspect, ALLOCATED PARKING space, MODERN KITCHEN finished in sleek high gloss with INTEGRATED APPLIANCES, MODERN tiled SHOWER ROOM with low level shower and fully fitted suite, handy STORAGE room. Homestead Place, a McCarthy Stone Retirement development is nestled in Stalham and boasts landscaped gardens and homeowners lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Homestead Place, Upper Staithe Road, Stalham, Norwich

## 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, walk-in wardrobes in bedroom 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.

## 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 is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, two bedrooms and shower room.

## Lounge

Spacious lounge the benefit of a dual aspect lounge incorporating three windows which allows lots of natural light in and providing views towards the front and side elevation. The

generous lounge would provide room for a small dining table. TV and Sky/Sky plus points, raised height power points. Door with glazed panel leading to the kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers for ample storage with a wooden effect laminate roll top work surface over. Inset sink with chrome mono lever tap and drainer. 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.

## Master Bedroom

A generous sized light and spacious master bedroom benefitting from a walk-in wardrobe with hanging rails and shelving. TV and telephone points, raised height power points for convenience. Double glazed window allowing light to flood the room.

## Bedroom Two

A light and spacious double bedroom which could be utilised as a dining area, hobby room. or study. TV and telephone points, raised height power points for convenience.

## Shower Room

Modern suite comprising a full length low level walk in shower with glass screen and chrome wall mounted support rail. High gloss cabinetry seated below wash basin with mirror above, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring.

## Car Parking

Price includes car park space conveniently located just outside main door to the building.

## 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

# 2 bed | £250,000

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 service charge is: £6,807.84 per annum (up to financial year end 1/03/2026)

## Lease Information

Lease length: 999 years from 2016

Ground Rent: £495 per annum

Ground Rent Review: June 2036

## Moving Made Easy and Additional Information

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

