

Council Tax Band: B



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	

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## 55 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



## Asking price £270,000 Leasehold

A well-presented ONE BEDROOM apartment which has been newly decorated throughout, boasting a WALK OUT BALCONY, MODERN KITCHEN with integrated appliances, WET ROOM, SPACIOUS double room with WALK IN WARDROBE and ample room for dining in a LIGHT AND SPACIOUS LIVING AREA. Daisy Court, A McCarthy Stone retirement development is nestled in Norwich boasts an on-site bistro, homeowners lounge and games room.

\*Entitlements Advice and Part Exchange available\*

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



# Daisy Hill Court, Westfield View, Eaton, Norwich, 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 door step, 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

A well presented and newly decorated one double bedroom apartment featuring a walk-out balcony, ideal for watching the world go by! The well proportioned bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the modern apartment.



## Entrance Hall

Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Door opening to a good sized walk-in storage cupboard. Further doors lead to the living room, bedroom and wet room.

## Living Room

A light and spacious living room which boasts ample space for dining, features French style doors leading on to a walk out balcony perfect for a dining table and chairs. Telephone and sky++ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of sleek high gloss base and wall units with under counter lighting. UPVC electric opening double glazed window sits above a single sink unit with drainer and chrome mixer tap. Integrated waist height (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light, tiled floor and power points.

## Bedroom

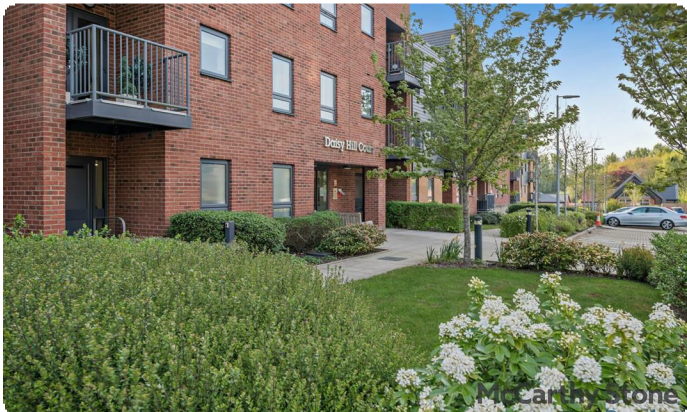
A generous sized double bedroom with window boasting space in front for a dressing table or hobby / desk. Walk-in wardrobe providing plenty of hanging rails and shelves for ample clothes storage. TV and phone point. raised height sockets for convenience, decorative ceiling light.

## Wet Room

Full wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Chrome electric heated towel rail to wall and central ceiling light.

## Service Charge

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



# 1 bed | £270,000

- Underfloor heating
- Cleaning of communal windows
- 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

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: £8,490.96 per annum (up to financial year end 1/07/2025)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## Lease Information

Lease Length: 999 year lease from 2018  
Ground Rent: £435 per annum  
Ground rent review date: June 2033

## Moving Made Easy & 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

