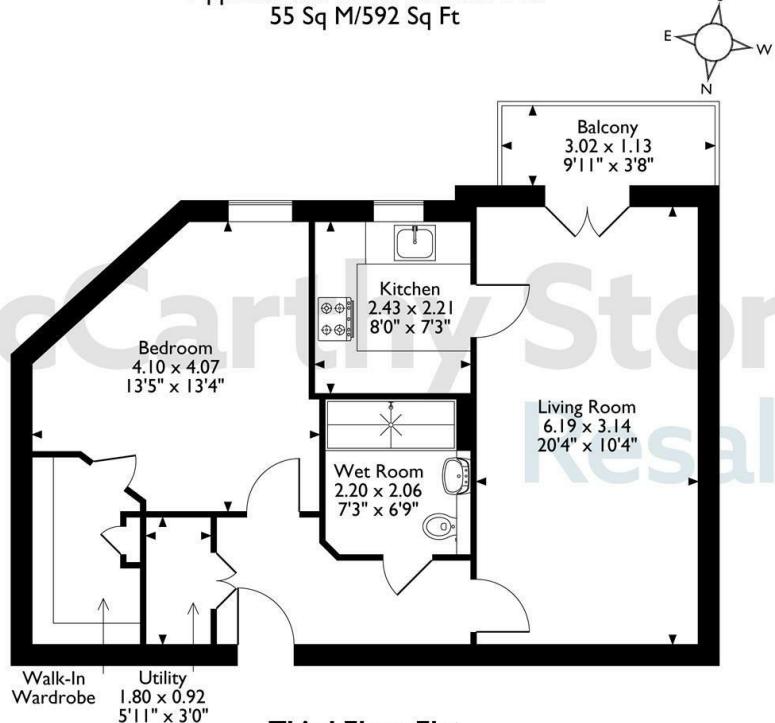
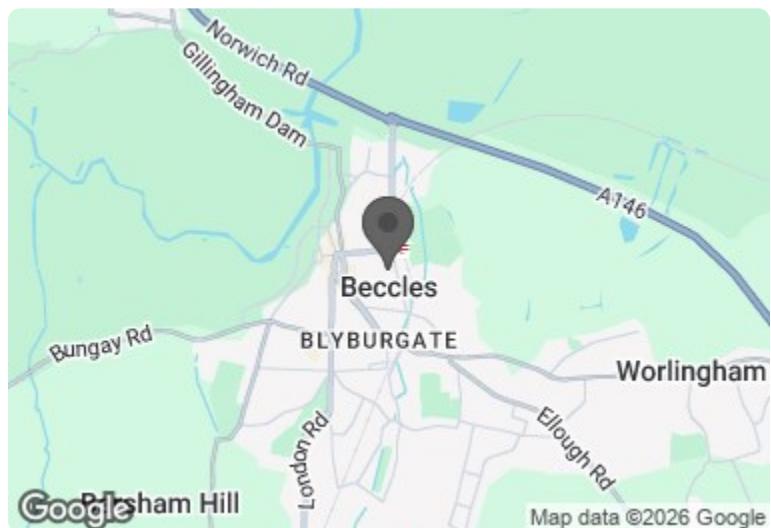


Foundry Place, Apartment 55, Elliott Garrood Gardens, Beccles, Suffolk  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



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	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



## 55 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £240,000 Leasehold**

A sunny SOUTH FACING one bedroom apartment on the third floor with WALK OUT BALCONY providing rear garden outlook.

Foundry Place is a McCarthy Stone retirement living plus development with onsite 24/7 staffing, domestic assistance, restaurant, communal lounge and gardens where social events take place.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

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

# 55 Foundry Place, Off the Gosford Road,

1 Bed | £240,000

PRICE  
REDUCED

## Summary

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.

No. 55 is a spacious one-bedroom apartment with south-facing views out over the rear garden located on the top floor. A walk-in wardrobe off the bedroom provides ample storage space and the airy lounge and modern kitchen provide the space and facilities for comfortable living.

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!

A management team 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).

## 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 with further cords in the bedroom and shower room. 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 shower room.



McCarthy Stone

## Lounge

The bright and airy south facing lounge has the benefit of French doors leads onto a balcony large enough to house an outdoor dining set overlooking the rear gardens and bungalows beyond enabling you to watch the world go by! The spacious room allows ample space for dining. TV and telephone point, raised electric power sockets, two 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 with roll top work surfaces above. The inset sink with mono lever tap and drainer sits below the garden facing window. Four ring hob with extractor hood above and electric waist height oven (for minimal bend) which has space above for a microwave. Integral fridge/freezer. Ceiling light, tiled flooring and electric sockets.

## Bedroom

Spacious bedroom with a south facing window also with a garden and bungalow outlook. Door leads onto a large walk in wardrobe with lots of storage space. TV and telephone point, raised electric power sockets, central ceiling light.

## Shower Room

Modern purpose built Shower room with a walk in shower unit with grab rails and curtain. WC. Wash hand basin with vanity unit storage cupboard and wall mounted mirror with built in light above. Heated towel rail and tiled flooring.

## Service Charge (breakdown)

- 24-hour on-site staffing
- 1 hour of domestic assistance per week
- 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
- Buildings insurance

The annual service charge is £10,284.78 for the financial year ending 28/02/2026. 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 contact your Property Consultant or Estate Manager. Check out benefits you may be entitled to.

## 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 over.

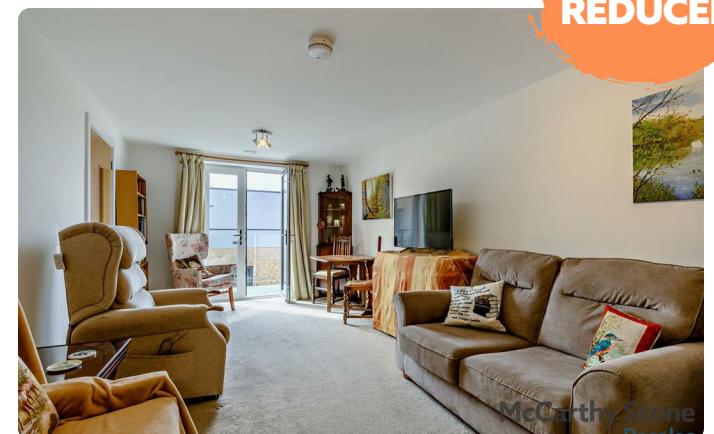
## Additional Services

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 discover which benefits you may be eligible for.
- Part Exchange service to enable you to move without the hassle of selling your current home.
- Removal Services to help you declutter and move into your new property.
- Conveyancing specialists with expertise in buying and selling McCarthy Stone retirement homes.

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



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