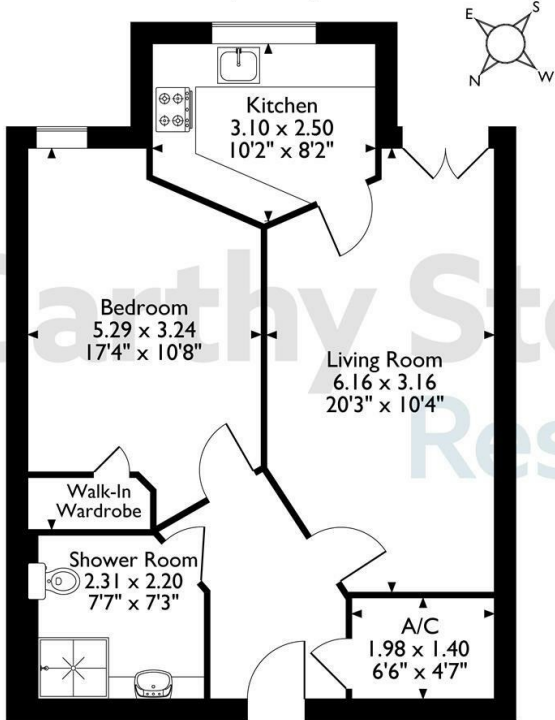


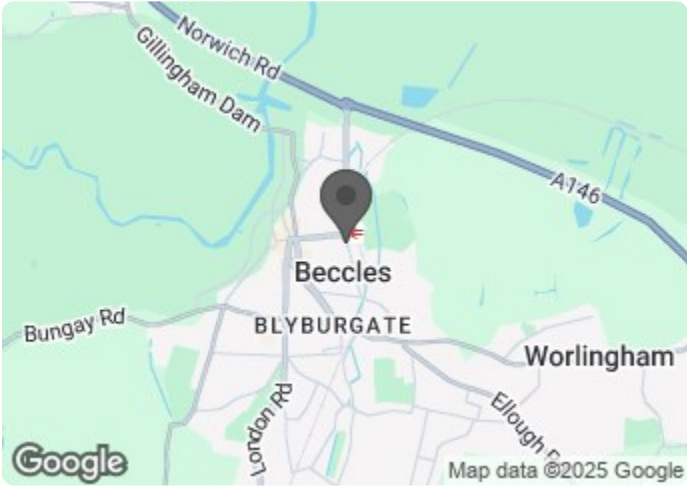
Foundry Place, Apartment 8, Elliott Garrood Gardens, Beccles, Suffolk
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Ground 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	84	84
(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.



8 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ



Asking price £240,000 Leasehold

A SUNNY SOUTH FACING one bedroom GROUND FLOOR apartment with PATIO AREA and modern kitchen and wet room.

Foundry Place is a POPULAR MCCARTHY STONE retirement living plus development with 24/7 onsite estate team, domestic assistance and a bistro.

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

Call us on 0345 556 4104 to find out more.

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

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.

Foundry Palace won Best Retirement Scheme award at the 2023 Housebuilder Awards. Foundry Place also won the Best Retirement Housing Project award at the 2023 Retirement Living Awards.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment situated on the ground floor with a patio area and sunny south facing aspect.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the



1 Bed | £240,000

- 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)
- Ask about our FREE ENTITLEMENTS SERVICE to find out what 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 of age 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 find out what benefits you may be entitled.
 - 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

