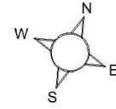
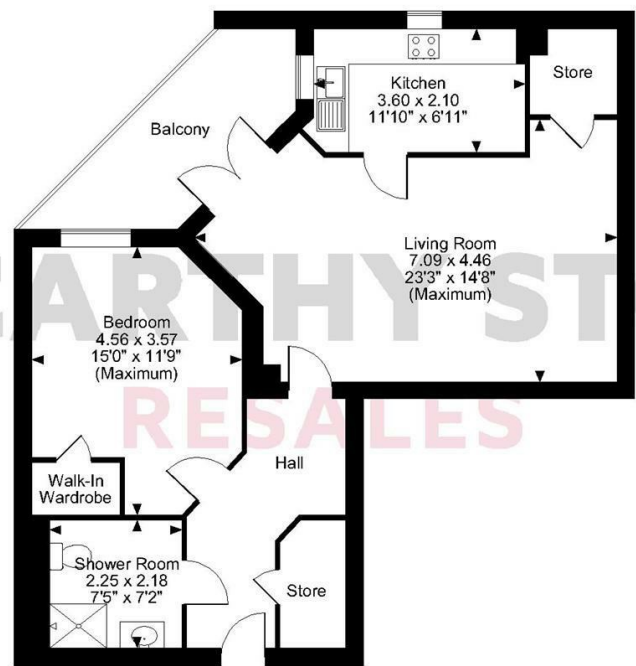


Daisy Hill Court, Westfield View, Norwich  
 Approximate Gross Internal Area  
 730 Sq Ft/68 Sq M  
 Balcony external area = 89 Sq Ft/8 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 46 Daisy Hill Court

Bluebell Road, Norwich, NR4 7FL



**Asking price £284,000 Leasehold**

A larger than average one bedroom second floor apartment with a WESTERLY ASPECT and WALK OUT BALCONY, within a POPULAR MCCARTHY STONE retirement living plus development. ~ALLOCATED CAR PARKING SPACE~

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

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

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# Daisy Hill Court, Bluebell Road, Eaton, Norwich

Allocated car parking space comes with this  
apartm

## Daisy Hill Court

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.

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its homeowners' 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 of the conveniences of Eaton village are on your doorstep, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

## Entrance Hall

Front door with spy hole leads into the spacious entrance hall. Doors opening to a large walk-in storage cupboard & an additional storage/airing cupboard. Further doors lead to the bedroom, wet room and living room. Ceiling spotlights. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

## Lounge

A bright and spacious lounge with the benefit of a west facing aspect to enjoy the afternoon sun and has French doors leading onto a walk out balcony large enough to house a small bistro set with views towards the well-maintained grounds at the rear of the development. The room provides ample space for dining and a further door to a storage room. TV and telephone point. Raised height power points, two ceiling lights upgraded to VMD and part glazed door leading to the kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC electric opening garden facing window sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimum bend) electric oven with space over for a microwave. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points and central ceiling light.

## Bedroom

Generous bedroom with a west facing window which provides garden views. Door leading onto a walk-in wardrobe. TV and telephone point, raised height power points and ceiling light.

## Wet Room

Modern wet room with anti-slip flooring, tiled walls and fitted with suite comprising of level access shower with handrail, low level WC, vanity storage unit with wash basin and mirror above. Ceiling downlights. Electric heated towel rail.

## 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
- 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
- Running of the on-site restaurant

# 1 bed | £284,000

- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The Service charge is £8,491.00 for the financial year ending 30/06/2025.

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

## Lease Information

Lease: 999 years from 1st January 2018

Ground rent: £435 per annum

Ground rent review: 1st January 2033

## Additional Information & Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

