

## 14 Catton Court

St. Faiths Road, Norwich, Norfolk, NR6 7AJ



**PRICE: £170,000**

**Lease: 125 years from 1987**

### Property Description:

A TWO BEDROOM RETIREMENT BUNGALOW BENEFITING FROM CONSERVATORY AND REAR GARDEN

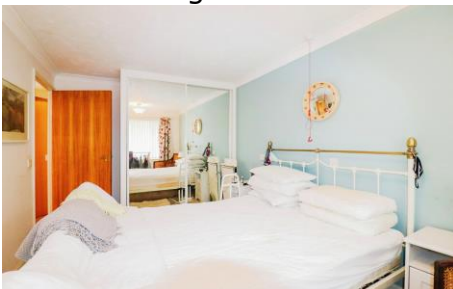
Catton Court was constructed by Retirement Appreciation Limited and comprises 43 bungalows and 1 house designed for the retired and situated in a cul-de-sac location in the popular Suburb of Old Catton. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises a lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

#### Residents' lounge

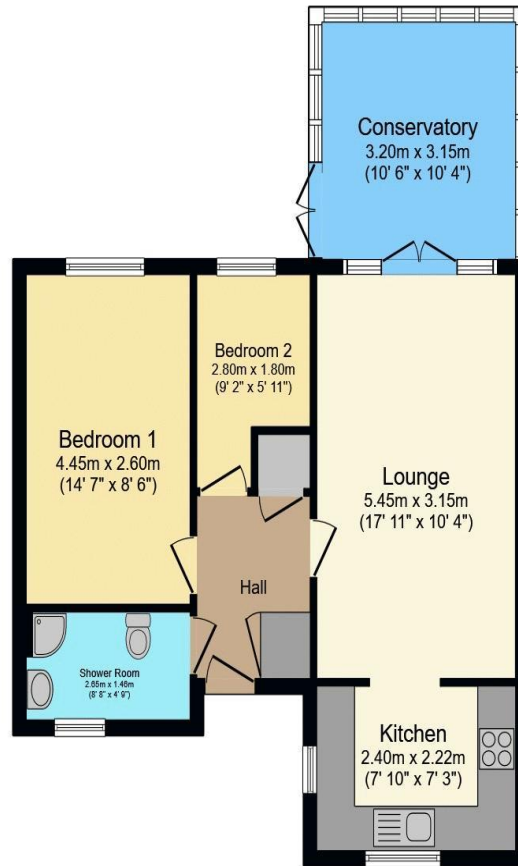
Bungalows and 1 house in a cul-de-sac location  
24 hour emergency Appello call system  
Visiting Development Manager  
Minimum Age 55

#### Guest Suite

Price to include carpets, curtains and light fittings  
Lease: 125 years from 1987



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

30/09/24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£2482.82

Council Tax Band:

C

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.