



29 Homestead Place Staithe Gardens, Stalham, NR12 9FZ

Guide Price £190,000 - £210,000



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# 29 Homestead Place Staithe Gardens

Stalham, Norwich, NR12 9FZ

- Spacious Two Bedroom Retirement Apartment
- Well Appointed throughout
- Visitor Parking and Secure Residents Electric Buggy Store
- Popular Broadland Town
- Offered with No Onward Chain
- Second Floor with Lovely Views
- Communal Residents Lounge
- Lift Access
- Sought After McCarthy and Stone Development
- Early internal viewing strongly recommended

Guide Price £190,000 - £210,000 Aldreds are delighted to offer this beautifully presented and serviced second floor apartment within this much sought after McCarthy and Stone development. This wonderful property offers secure key fob entry, a communal residents lounge, lift access, and delightful communal grounds with visitor parking available. The accommodation offered includes a spacious entrance hall with utilities cupboard and walk-in store, lounge/diner with Juliet balcony, walk-in store and well-appointed kitchen, two bedrooms (master with walk-in wardrobe) and a shower room. Early internal viewing is strongly recommended to appreciate this wonderful retirement apartment which is offered with no onward chain.



### Communal Entrance

Communal entrance with secure entry with residents lounge adjacent, lift and stairs giving access to second floor.

### Entrance Hall

Intercom entry system, inset LED lighting, smoke detector, utilities cupboard housing the Vent-Axia ventilation system, pressurised hot water cylinder, plumbing for washing machine and light.

### Walk-in Store 5'2" x 4'5" (1.6m x 1.35m)

Fitted shelving, power point, telephone point, lighting, electric fuseboard.

### Lounge/Diner 22'0" x 13'2" reducing to 6'7" (6.73m x 4.02m reducing to 2.03m)

A spacious room with Juliet balcony with glazed inward opening French doors, offering an attractive view across to open countryside and the Stalham allotments, power points, television points, telephone point, wall mounted electric panel heater, doors leading off





**Walk-In Store 6'10" x 4'5" (2.09m x 1.35m)**  
With Lighting

**Kitchen 7'10" x 9'9" at max (2.39m x 2.97m at max)**  
Of irregular shape, window to front aspect, a range of modern fitted kitchen units, with rolled edge work surface and upstands, sink drainer with mixer tap, electric ceramic hob with stainless chimney extractor over, mid-level electric oven, integrated fridge and freezer, power points.

**Bedroom 1 15'7" at max x 9'5" (4.76m at max x 2.88m)**  
Window to front aspect, wall mounted electric panel heater, power points, television point, walk-in wardrobe with fitted rails, shelving and light.

**Bedroom 2 13'10" x 9'4" at max (4.22m x 2.86m at max)**  
Of an irregular shape, front facing window, wall mounted electric panel heater, power points, telephone point, television point.

## Directions

The property can be found on the second Floor of this luxury apartment block which is located just off of Old Market Road, opposite the Tesco supermarket in Stalham.



### Shower Room

A large double sized shower cubicle with tiled surround and fixed screen and handle, tiled flooring, low level WC with enclosed cistern, hand wash basin within a fitted vanity storage unit, wall mounted medicine cabinet, mirror, shavers point, heated towel rail.

### Outside

Beautifully maintained communal grounds with a securely accessed buggy store for electric mobility scooters, bin store and guest suite available within the development on a booked basis and visitor parking available.

### Tenure

Leasehold. Remainder of a 999 year lease.

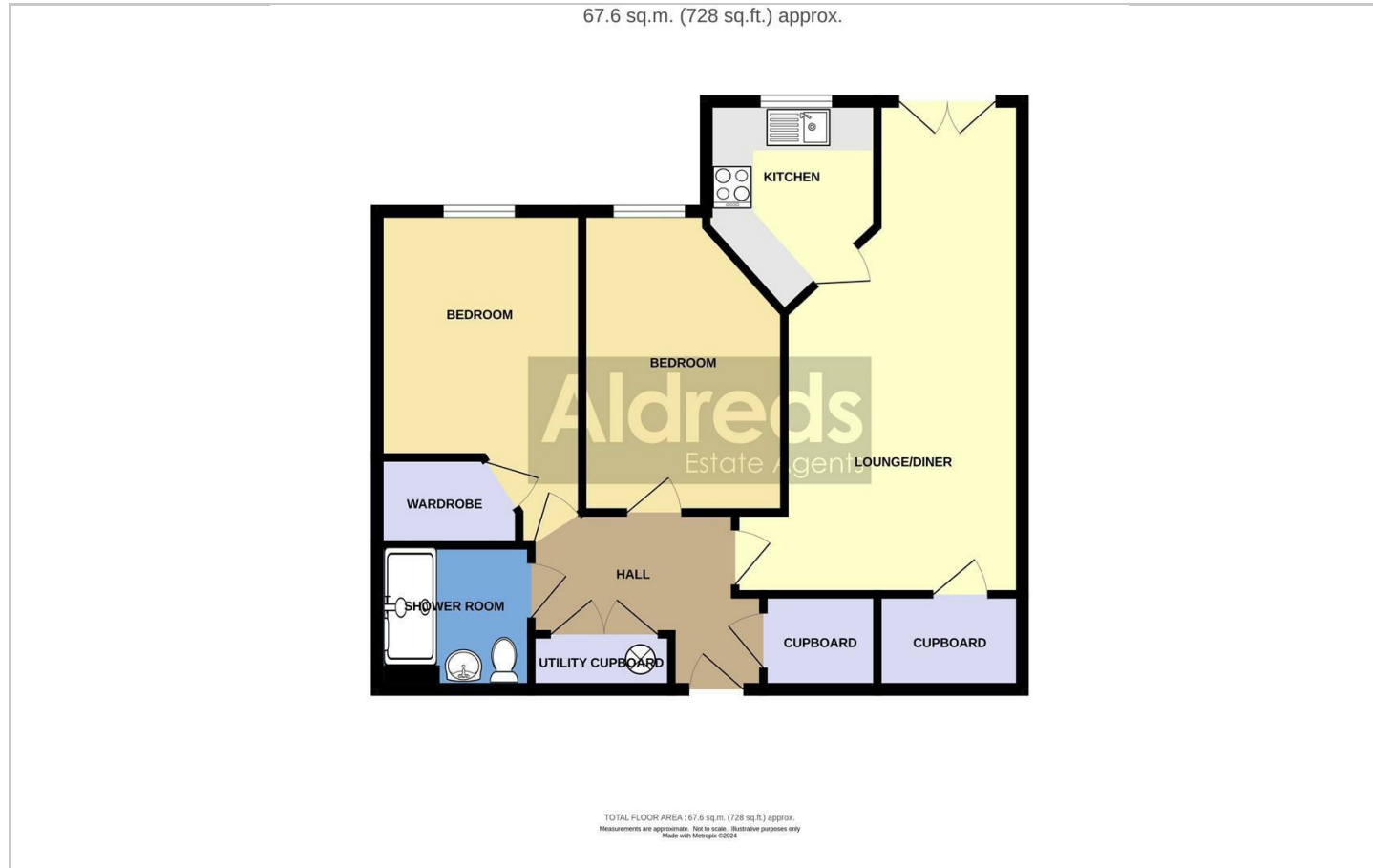
### Service Charge

The service charge for the year ending 28th February 2025 is £538.24 per month for a 2 bedroom apartment.

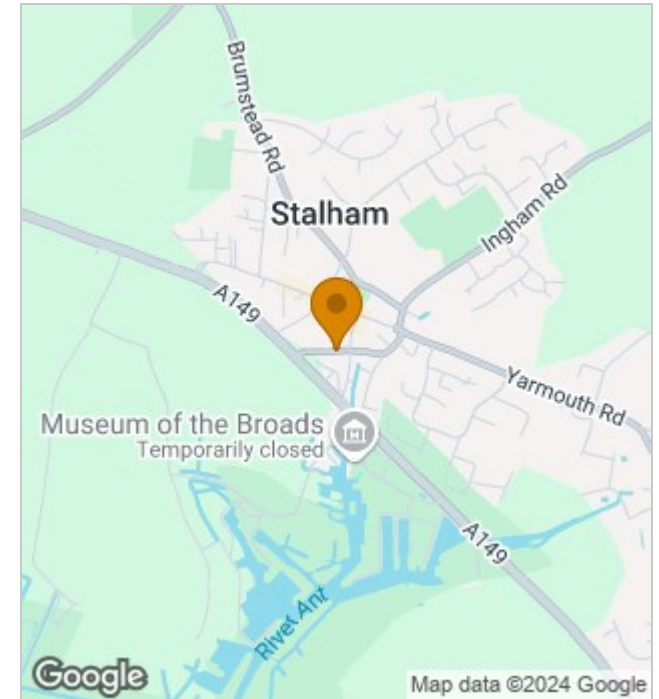
### Reference

PJL/S9773

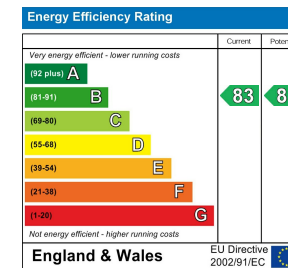
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

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