



*Foundry Place,  
Beccles, Suffolk*



*We are delighted to offer for sale this spacious two-bedroom second-floor apartment for the over 70's, ideally situated in the heart of the Market Town of Beccles and within easy reach of all local amenities.*

*In addition, the development has on site facilities for assisted living and communal areas for residents to meet creating a sense of community and companionship.*

### Property Features

- Two Bedroom Second Floor Apartment
- One Bedroom Includes Walk In Wardrobe
- Sitting Room / Dining Room
- To Open Plan Modern Fitted Kitchen
- Shower Room With Toilet & Separate Cloak Room
- Located Central To The Market Town Of Beccles
- uPVC Double Glazed
- Electric Heating - High Energy Performance Rating
- Leasehold

### The Property

The property offers well-planned accommodation, featuring a bright sitting room with space for a dining table, open-plan to a modern fitted kitchen. The kitchen is equipped with worktops incorporating an inset sink and drainer, a four-ring electric hob with drawers beneath, a tall unit housing a single oven, matching wall cupboards, and an integrated fridge/freezer.

The hallway provides excellent storage, with a large fitted cupboard and a generous walk-in airing cupboard housing the hot water tank. A separate cloakroom includes a low-level WC and vanity hand wash basin.

There are two double bedrooms, with the master bedroom benefitting from a walk-in wardrobe fitted with hanging rails and shelving. Serving both bedrooms, the wet room is fitted with a shower area with wall-mounted shower, a low-level WC, and a vanity wash basin.







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 Retirement Living PLUS development comprises of 55 one and two bedroom retirement apartments 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 Place 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.

#### **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
- 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 contact us.  
Service charge: £10,284.78 per annum (for financial year ending 28/02/2026)

#### **\*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)?.

#### **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 of age or over.**

**Additional Information:**

**Local Authority :** East Suffolk

**Council Tax Band:** A

**Services:** Electric heating and immersion for hot water, mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9SQ

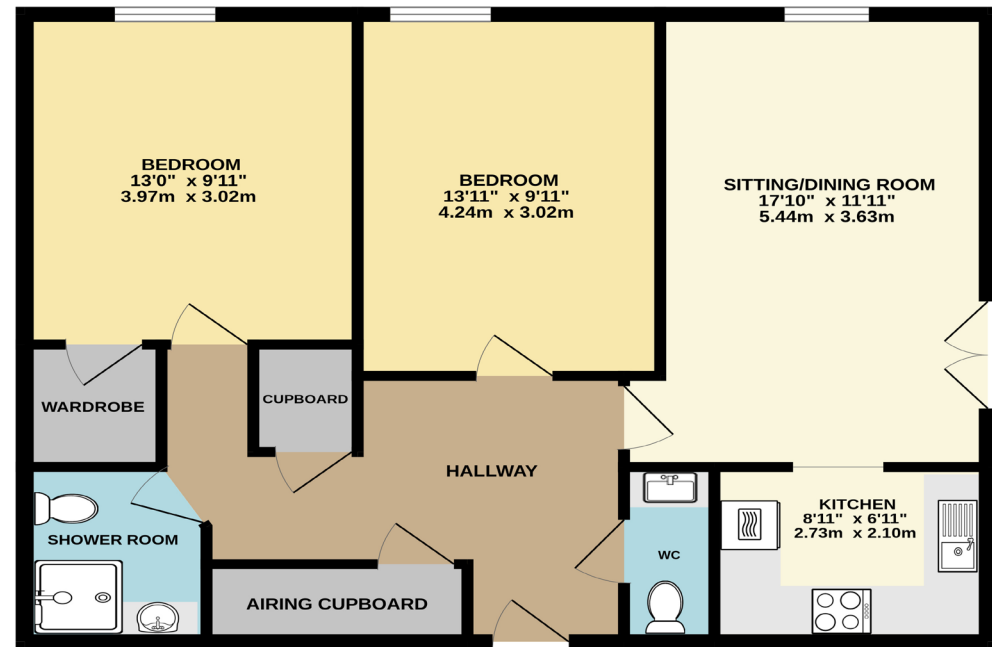
**EPC Rating:** B

**Guide Price :** £310,000

**Tenure:** Leasehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

**GROUND FLOOR**  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Templewicks Estate Agents**

**01502 716 300**  
**templewicks.co.uk**



