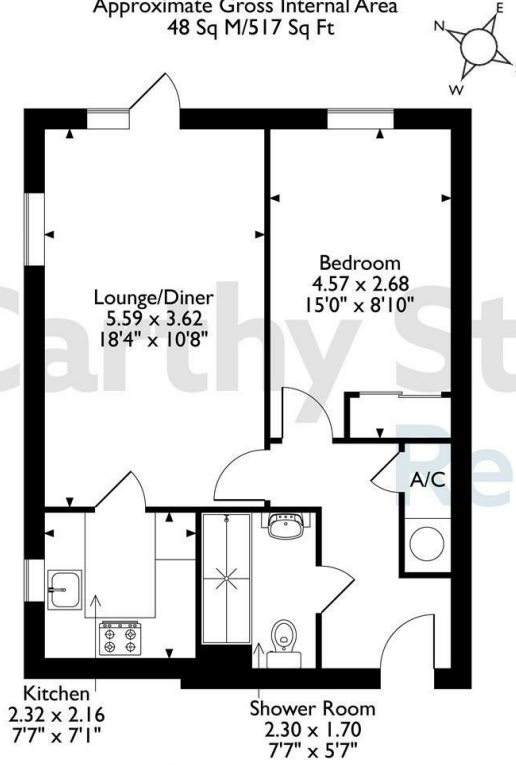
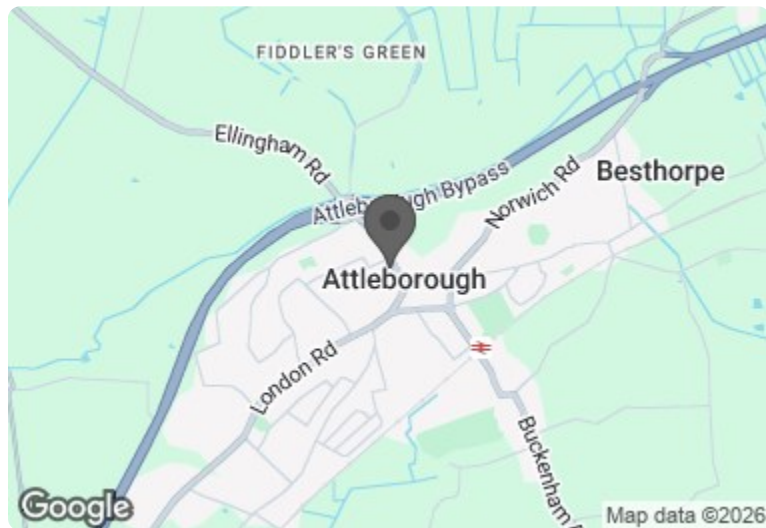


11 Edwards Court, Queens Road, Attleborough, Norfolk  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667549/DST.

**Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>		<b>83</b>	<b>85</b>
	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.

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Registered in England and Wales No. 10716544



**11 Edwards Court**

Queens Road, Attleborough, NR17 2GA

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £113,995 Leasehold**

**\*RARE\*** one bedroom GROUND FLOOR apartment with DUAL ASPECT lounge and direct aspect to a PATIO AREA. Edward House is a MCCARTHY STONE retirement living development.

**\*Entitlements Advice and Part Exchange available\*\***

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

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

# Edwards Court, Queens Road,

# 1 Bed | £113,995

PRICE  
REDUCED

## Edwards Court

The market town of Attleborough is situated on the old route between Norfolk and London, situated between Norwich & Thetford, and it's origins date back to the Saxon period. This picturesque Norfolk town has a bustling and vibrant shopping scene set around an attractive green. There is a weekly market that has been established since the 1920's. Edwards Court is situated in the heart of Attleborough, less than 150 yards from the town and adjacent to a major supermarket. There are a wide variety of shops and amenities to satisfy every day needs including banks, newsagent, post office, pharmacy, and bakers. Edwards Court has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Entrance Hall

Solid wood door with spy hole and letter box. Fitted carpet. Ceiling light point. Security entry system speech module. Storage cupboard. Doors leading to lounge, bedroom and shower room.

## Lounge

Bright and spacious room with dual aspect windows, flooding with natural light. Features French doors opening onto a patio and ample space for dining. TV and telephone points, two ceiling lights, raised power sockets, and a part-glazed wooden door leading to the kitchen.

## Kitchen

Fitted kitchen with a range of wall and base units. Stainless steel sink unit with single lever tap and drainer sits beneath a large window. Waist height oven with space above for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer. Under pelmet and ceiling lighting.

## Bedroom

A good sized double bedroom with a built in mirror fronted wardrobe. TV and telephone points, ceiling light fitting and raised height power points.

## Shower room

Fully tiled suite comprising large shower cubicle with grab rails and sliding glass door, WC, wash hand basin and wall mounted heated towel rail. Emergency pull-cord.

## Service Charge

- 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
- 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 your property consultant or house manager.

Service charge: £2,817.36 per annum (for financial year ending 31/03/2026).

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

## Leasehold Information

Ground rent: £425 per annum

Ground rent review: 1st June 2026

Lease: 125 years from the 1st June 2011

## Car Parking Permit

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Moving Made Easy & Additional Information

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 to.
- 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

