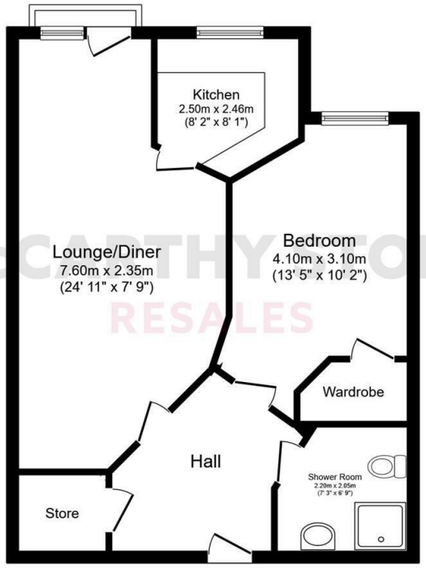
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Total floor area 59.3 m² (638 sq.ft.) approx

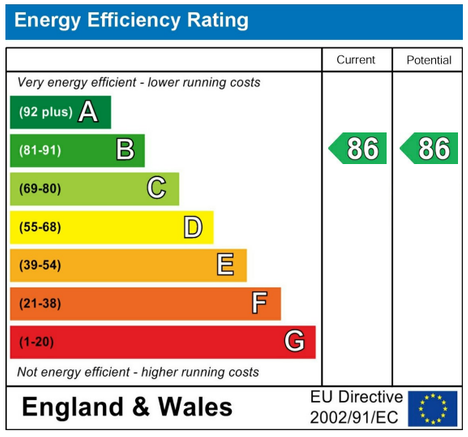
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B





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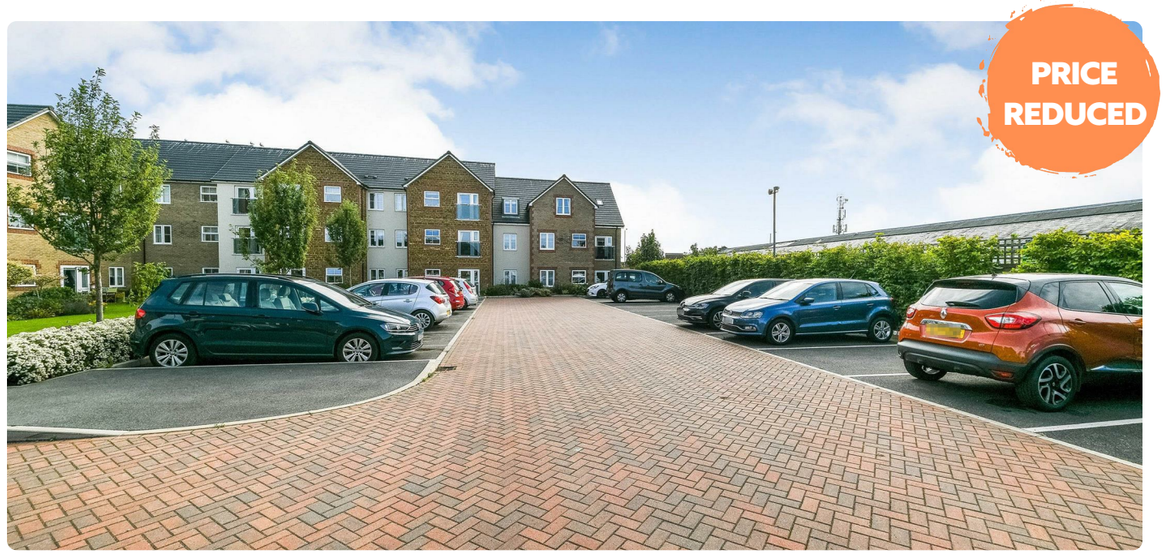
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The Property Ombudsman

McCarthy Stone
Resales

38 Eastland Grange

Valentine Road, Hunstanton, PE36 5FA







PRICE REDUCTION

Asking price £160,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW!

A bright and spacious one bedroom apartment on the first floor benefitting from a West facing JULIET BALCONY looking over the communal gardens and rear aspect, within a MCCARTHY STONE retirement living plus development.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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Eastland Grange, 16 Valentine Road,

1 Bed | £160,000

Eastland Grange
Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. The communal lounge is a great place to socialise and join in as little or as often as you wish with the various activities on offer or enjoy the beautiful landscaped gardens. The on site Bistro restaurant serves freshly prepared meals and snacks daily. If your guests are travelling from afar, the Guest Suite is available at a small charge (subject to availability).
Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsbury's. The development is situated in a convenient location, just minutes from the seafront and town centre Hunstanton. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year. Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.

Care and Support
Eastland Grange is part of McCarthy & Stone's Retirement Living PLUS range, which means you can relax knowing an Estate Manager or their team are on hand to offer support if you should need it. You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our Your Life CQC qualified team will be on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. and other services can be purchased for additional costs. Please speak to the Estate Manager about the price of additional services.

Entrance Hall
Front door with spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedroom and wet room.

Living Room
A bright and generously sized west facing living room is complimented by a full height window and door, opening onto a Juliet balcony which provides views towards the gardens and car park at the rear. TV point (with Sky/Sky+ capabilities), telephone points, raised power sockets and two decorative ceiling lights. Part glazed door lead into a separate kitchen.

Kitchen
This modern kitchen is fitted with a range of high gloss base and wall units. Waist heigh (for minimum bend) electric oven with space above for microwave, and ceramic four ring hob with extractor hood above. Stainless steel sink with mixer tap sits beneath a west facing window. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Bedroom
Double master bedroom with sunny west facing aspect with window providing views towards the gardens and car park at the rear. TV & telephone point, raised power sockets and a decorative ceiling light. Door leading to a walk in wardrobe with hanging rails and shelving.

Wet Room
Modern and stylish purpose built wet room with slip-resistant flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin. Vanity unit storage cupboard. Wall mounted mirror with built in light. Heated towel rail.

Service Charge
• 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
• Buildings insurance

The Annual Service Charge is £10,163.88 for the financial year ending 30/09/2027.

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 Estate Manager.

Entitlements Service Check out benefits you may be entitled to. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

Lease Information
Lease Length: 999 years from 1st June 2018.
Ground Rent: £435 per annum
Ground Rent Review: 1st June 2033

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** 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











