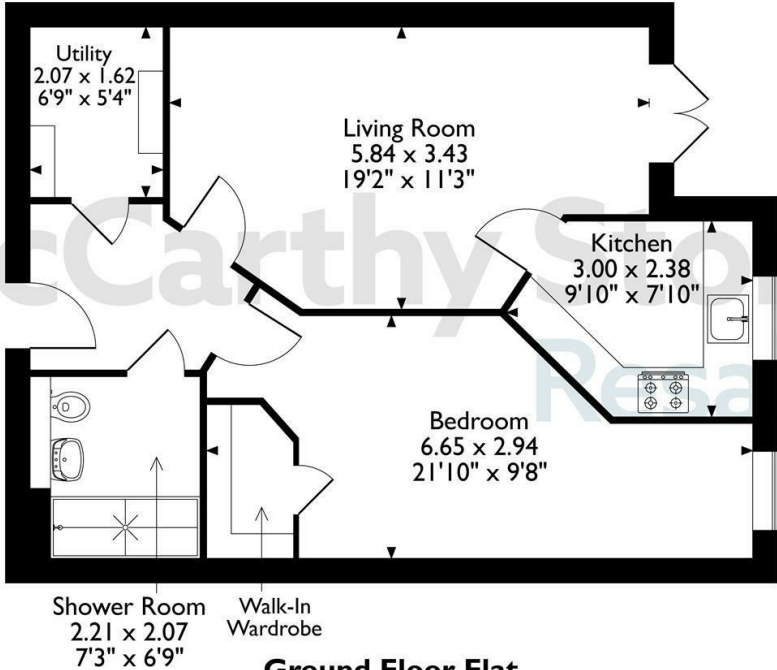


6 Coralie Court, Westfield View, Norwich, Norfolk
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

6 Coralie Court

Westfield View, Norwich, NR4 7FJ



Asking price £240,000 Leasehold

A BEAUTIFULLY presented one bedroomed retirement apartment. This spacious apartment is located on the GROUND FLOOR and boasts direct access to a PATIO AREA from the lounge.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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

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Coralie Court, Westfield View, Bluebell Road, Norwich NR4 7FJ

1 Bed | £240,000

Coralie Court
This purpose built McCarthy & Stone retirement living development is in the attractive village of Eaton at the edge of Norwich. Comprising of 25 one bedroom and 17 two bedroom apartments providing modern convenience in the heart of a village with all the amenities you require. The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind. Designed specifically for the over 60s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon, and a large communal lounge with TV and tea and coffee facilities. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is a lively social committee and regular events are organised for those who want to join in. It is a very friendly community.

Local Area
As well as this beautiful space for walking, Eaton boasts a well-stocked Waitrose, Boots opticians and pharmacy, a fish and chip shop, two pubs and a post office, all within easy walking distance. (No bus required as its 0.2 mile) a good bus service to the centre of Norwich which takes 12 minutes giving good accessibility to the city and beyond.

Apartment Overview
McCarthy Stone are proud to bring to the market this *rare* ground floor listing with the benefit of patio doors from the lounge which leads you onto a patio area, allowing for peace and tranquillity whilst enjoying views of the gardens. The apartment is neutrally presented throughout enabling any buyer to make it their own! This features modern kitchen and shower room, a walk in wardrobe from the lounge and underfloor heating throughout.

Entrance Hall
Entry system and a 24 hour emergency call system for your peace of mind. Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a

smoke detector. Further doors lead to the lounge, bedroom and shower room.

Lounge
A bright and spacious room benefiting from French doors leading onto patio area with south-east facing views. TV and telephone point, raised power points, two ceiling light points and fitted carpets. Part glazed door leading to a separate kitchen.

Kitchen
A fitted modern kitchen with a range of high gloss white base and wall units with under counter lighting. UPVC electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

Bedroom
A generously sized bedroom with window providing garden views and the benefit of a walk-in wardrobe providing hanging rails and shelving. TV and telephone point, raised power points, central ceiling light and fitted carpets.

Shower Room
A Fully fitted with modern suite comprising of a large level access shower with glass screen and support rail. Low level WC. Vanity storage unit with wash basin and illuminating mirror above. Wall tiling, matching floor tiles, ceiling spotlights. Electric heated towel rail. Emergency pull cord.

Service Charge

- House Manager
- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Buildings insurance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal are

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The Annual Service charge is £2,807.88 for the financial year ending 01/06/2026.

****Entitlements Service**** Check out benefits you may be entitled to!

Lease Information
Lease : 999 years from 1st June 2018
Ground rent: £425 per annum
Ground rent review: 1st June 2033

Additional Service
**** 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

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

