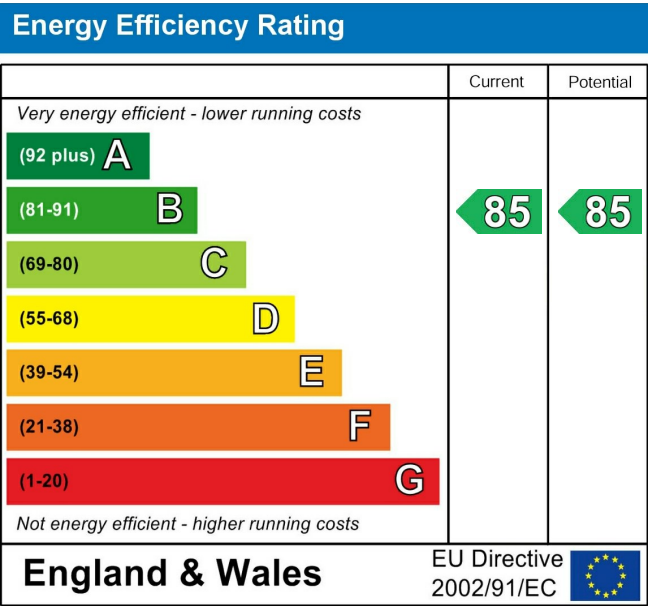
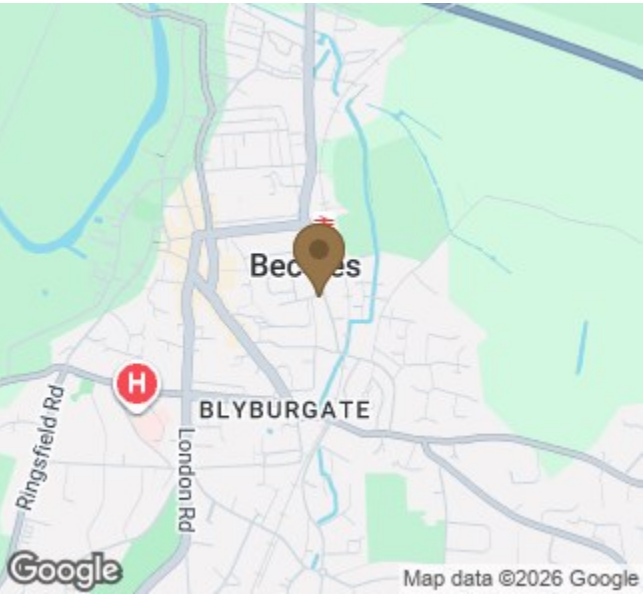
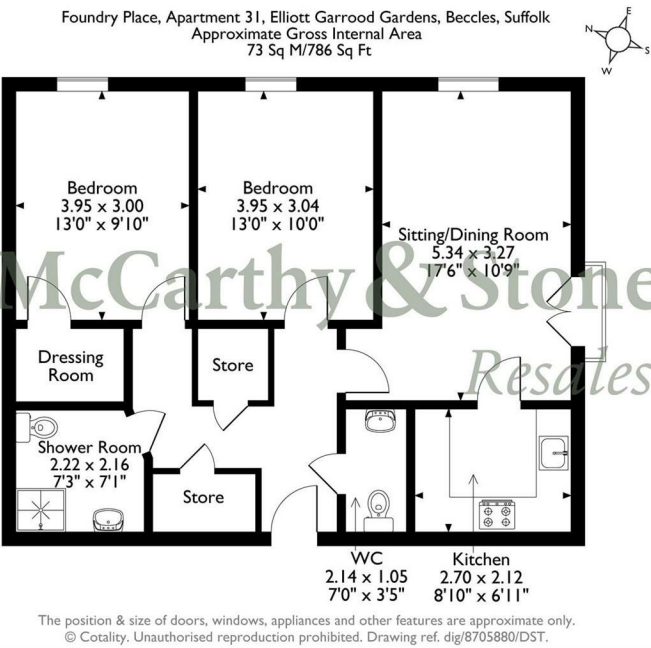




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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



31 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ

2 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Foundry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious Dual Aspect Lounge
- Two storage cupboards
- Juliet Balcony
- Communal Lounge where social events take place
- Guest suite & Laundry room
- Landscaped gardens
- Bistro Restaurant
- Estate Manager + 24 Hour Staff on-site
- 24 Hour Emergency Call System
- Mobility scooter charging point

McCarthy & Stone
Resales.

31 Foundry Place, Beccles

 2 |  1 | Asking price £280,000

Summary

Foundry Place is a superb Retirement Living PLUS development in the heart of Beccles, exclusively for the over 70s. Offering 55 one and two bedroom apartments, the development provides an excellent combination of independent living, care and community.

Residents benefit from an on-site Estates Manager, weekly domestic assistance, optional personal care packages and a 24-hour TV secure entry system. Communal facilities include a welcoming homeowners' lounge, waitress-service bistro restaurant, laundry room, buggy store and beautifully landscaped gardens.

Ideally positioned on Gosford Road, close to Beccles town centre, the development is also within easy reach of the railway station and picturesque River Waveney.

Apartment Overview

This beautifully presented two-bedroom apartment offers bright, spacious and versatile accommodation throughout. The impressive dual-aspect lounge is flooded with natural light and benefits from a Juliet balcony, creating a wonderfully bright and airy living space. A beautiful fully fitted kitchen complements the generous living area.

The main bedroom features a walk-in wardrobe, while the generously sized second bedroom offers excellent flexibility and could equally be used as a dining room, hobby room or guest bedroom. Further benefits include two useful storage cupboards in the hallway, a fully fitted shower room and a separate guest WC.

Social Lifestyle

The Communal Lounge is at the heart of the community at Foundry Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are

two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Landscaped Gardens

One of the main social hubs of Foundry Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Foundry Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support

The personal care services available at Foundry Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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
- 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 please contact your Property Consultant or Estate Manager.

The annual service charge is £13,545.47 for the financial year ending 28/02/2027.

Leasehold Information

Lease : 999 years from 1st Jan2021

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

