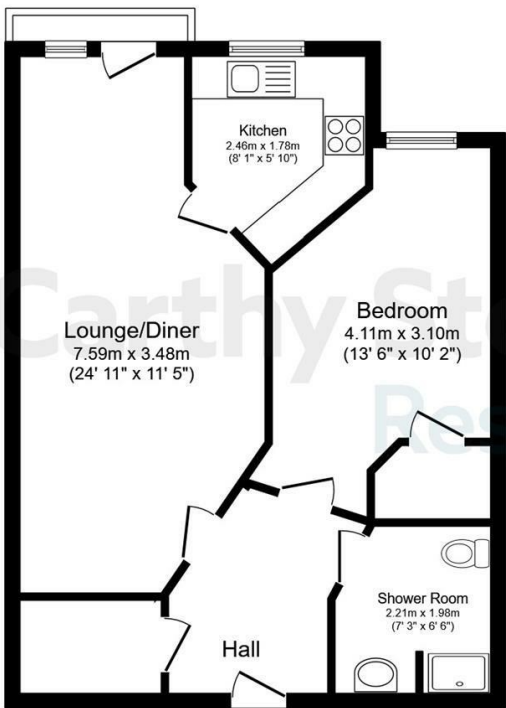


53 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA



Total floor area 57.9 sq.m. (623 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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	



Asking price £200,000 Leasehold

This BRIGHT, and SPACIOUS, ONE BEDROOM, WEST FACING apartment offers great VIEWS of the COMMUNAL GARDENS and SUNSETS. There is also an ONSITE BISTRO RESTAURANT with table service. One hour of domestic assistance included per week. Desirable MCCARTHY & STONE retirement living plus development.

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

Call us on 0345 556 4104 to find out more.

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Eastland Grange, 16 Valentine Road, Hunstanton

Eastland Grange

Eastland Grange 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 development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service 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!

Location

Eastland Grange is located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys. 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.



Apartment Overview

McCarthy & Stone Resales are proud to bring to the market this bright and spacious west facing one bedroom apartment, this is positioned on the second floor which is a quiet part of the building an easily accessible via the lift. The apartment provides beautiful sunset views. * viewings strongly advised*

Entrance Hall

Front door with spy hole leads to the entrance hall. Doors to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system. Smoke detector, spot lights, fitted carpet, raised electric sockets and programmable panel heater. Doors lead to the lounge, bedroom and the wet room.

Lounge

A bright and airy west facing lounge with a large window and Juliet balcony which overlooks the gardens and car park side. The spacious lounge provides ample room for dining, ideally positioned in-front of the window. Telephone point, TV point (with Sky/Sky+ capabilities), two decorative ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. Part glazed door lead into a separate kitchen.

Kitchen

A clinical modern fitted kitchen with a range of white high gloss base and wall units. The sink with drainer sits below the west facing window with blind and remote control and provides views towards the gardens and car park side. Integrated waist height electric oven (for minimal bend) and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Tiled floor. Central ceiling light and under pelmet lighting.

Bedroom

A spacious bedroom with a west facing window providing views of the gardens and car park side. TV and



1 bed | £200,000

telephone point. Central ceiling lights, fitted carpets, raised electric sockets and programmable panel heater. This generous bedroom has a door leading to a walk in wardrobe with hanging rails and shelving.

Wet Room

Modern purpose built wet room with non slip flooring, walk in shower unit with grab rails and curtain. WC. Wash hand basin with vanity unit storage cupboard and wall mounted mirror with built in light above. Heated towel rail.

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
- 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 please contact your Property Consultant or Estate Manager.

Service charge: £9,892.82 per annum (for financial year ending 30/09/2026)

Lease Information

Lease: 999 years from 1st June 2018

Ground rent: £435 per annum

Ground rent review: 1st June 2033

