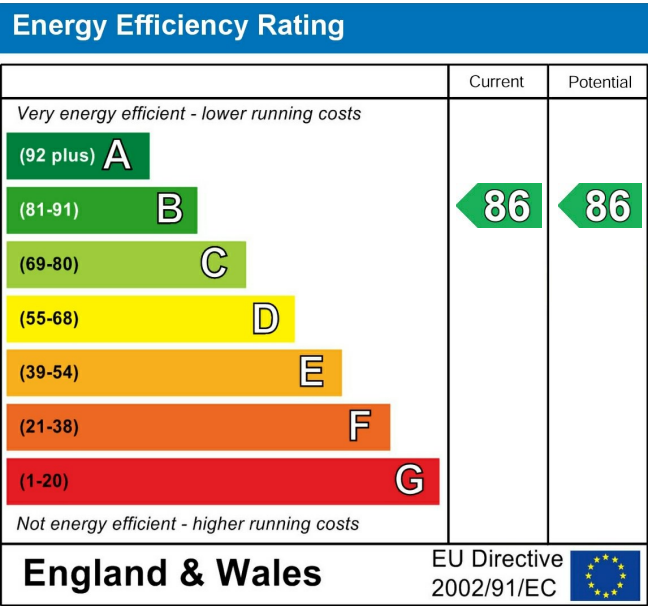
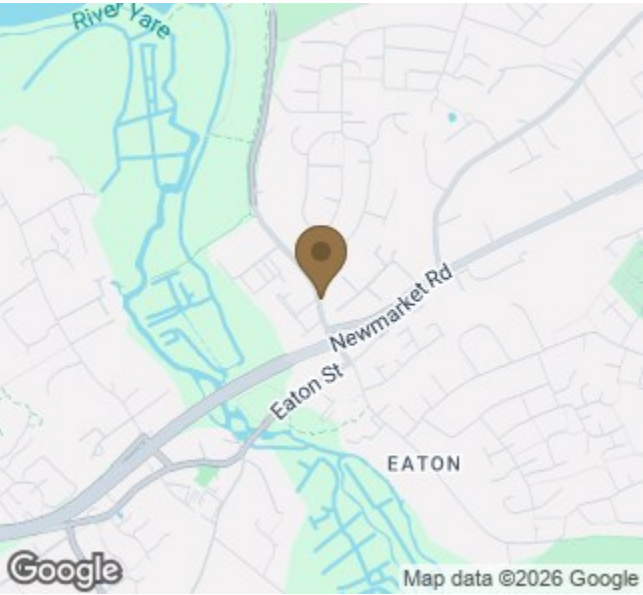
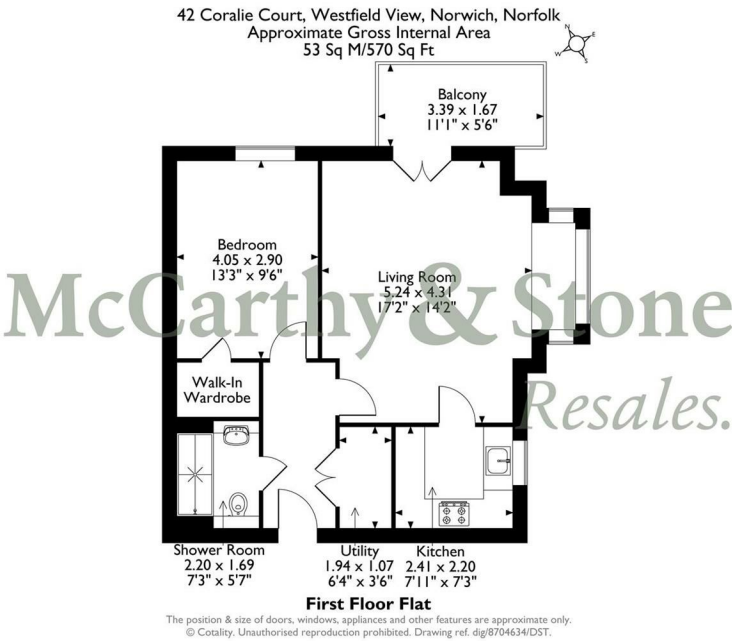




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Registered in England and Wales No. 10716544



42 Coralie Court

Westfield View, Norwich, NR4 7FJ

1 1 **Council Tax Band: A**

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 42 Coralie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £220,000
Leasehold

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

Why you'll love living here:

- On site house manager
- walk out balcony
- Landscaped gardens
- 24-hour Emergency call system
- Lifts to all floors
- Guest suite
- Under floor heating
- Winner of Housing For Older People 2019
- Built in dishwasher
- Home owner's communal lounge

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

42 Coralie Court, Norwich

 1 |  1 | Offers over £220,000

Coralie Court

This purpose-built McCarthy & Stone retirement development is situated in the attractive village of Eaton, on the edge of Norwich. Designed for the over 60s, it offers modern living with a friendly community, landscaped gardens and a spacious communal lounge. Residents can enjoy regular social events, while a guest suite is available for visiting friends and family. The apartments feature fully fitted kitchens, shower rooms and a 24-hour emergency call system for added peace of mind.

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 one bedroom, first floor listing with a beautiful walk out balcony. 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.

Social Lifestyle 2

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun,

entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Landscaped Gardens 2

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Moving Made Easy

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 speak with our Property Consultant today.

Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Lease Information

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

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,916.41 for financial year ending 30/06/2027.

Additional Service

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

