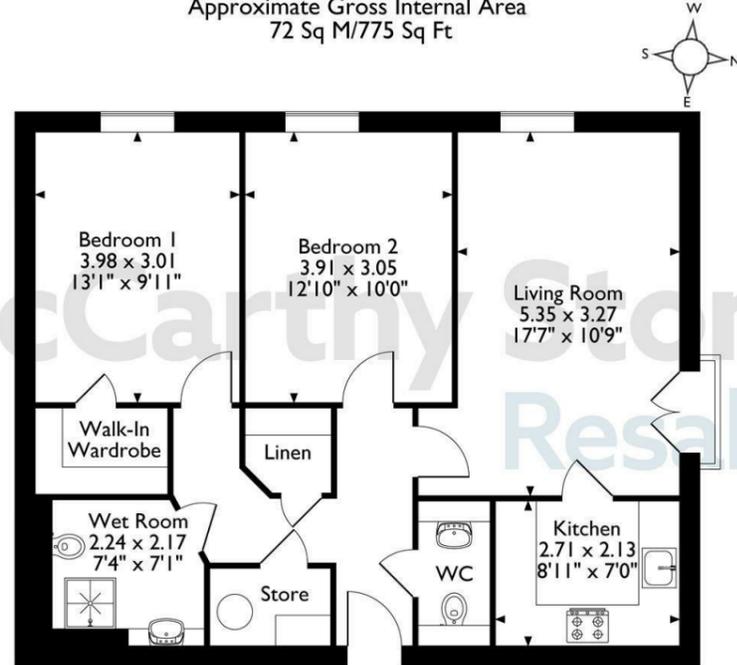


Foundry Place, Apartment 15, Elliott Garrod Gardens, Beccles, Suffolk  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**First Floor Flat**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 15 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ



### Asking price £285,000 Leasehold

A beautifully presented TWO bedroom first floor apartment with GARDEN OUTLOOK, DUAL ASPECT lounge and ALLOCATED CAR PARKING SPACE. Foundry Place is a popular MCCARTHY STONE retirement living plus development with an onsite restaurant and domestic assistance. ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS AVAILABLE~

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Foundry Place, Off the Gosford Road, Beccles

## 2 Bed | £285,000

### Summary

Foundry Place 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 building is equipped with BT fibre broadband (subscription required).

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

Located at the former Ingate Ironworks on Gosford Road, Beccles, Suffolk, this gorgeous new Retirement Living PLUS development comprises of 55 one and two bedroom retirement apartments for sale - or for rent - exclusive to the over 70s. Foundry Place is located right in the heart of the charming town centre, with a train station very close by, as well as the pretty River Waveney - ideal for picturesque afternoon strolls and tranquil boat trips.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two large storage / airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Raised electric power sockets, decorative ceiling light and fitted carpets. Doors leading to the lounge, bedroom and wet room.

### Lounge

Spacious lounge with a dual aspect which allow lots of natural

light in and also incorporate a Juliet balcony with a garden outlook. The lounge room allows ample space for dining. TV and telephone point, raised electric power sockets and two ceiling light points. Part glazed door leading to the separate kitchen.

### Kitchen

Fully fitted modern kitchen with white high gloss low and eye level units and drawers with roll top work surfaces above. Inset sink with mono lever tap and draine. Electric waist height oven (for minimal bend) has space above for a microwave and four ring hob with extractor hood above. Integral fridge/freezer. Ceiling light, tiled flooring and electric sockets.

### Bedroom

Spacious bedroom with west facing aspect and outlook towards the gardens. Door leads onto a large walk in wardrobe with lots of storage space. TV and telephone point, raised electric power sockets and ceiling light.

### Bedroom Two

Double second bedroom which could also be used for dining study / hobby room. Window also provides garden outlook and west facing aspect. Raised electric power sockets and ceiling light.

### Wet Room

Modern purpose built wet room with a 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 and non slip flooring.

### WC

Conveniently located off the hallway and perfect for guests. WC. Wash hand basin with vanity unit storage cupboard and wall mounted mirror with built in light above.

### Car Parking

An allocated car parking space comes with this apartment.

### 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
- 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 contact your Property Consultant or Estate Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Leasehold Information

Lease: 999 years from 2021

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.

### Moving Made Easy & Additional Informaiton

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.

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

