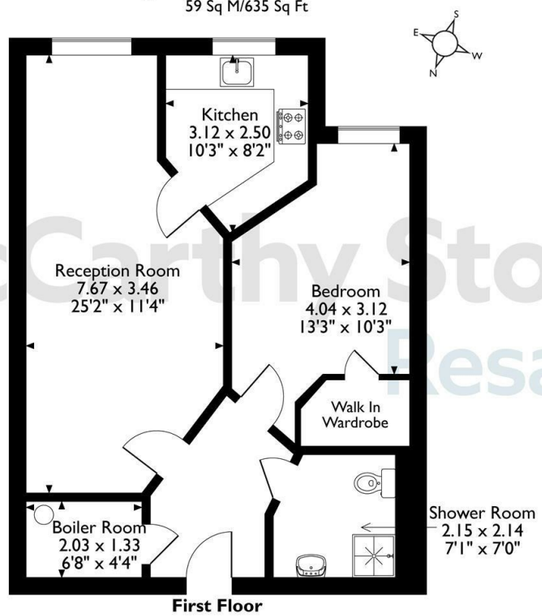
McCarthy Stone
Resales

Eastland Grange, Flat 23, 16,Valentine Road, Hunstanton, Norfolk
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



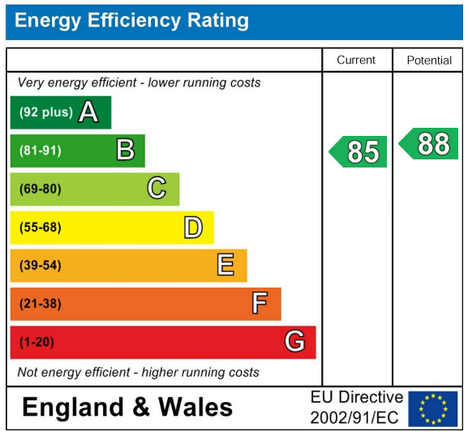
First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

23 Eastland Grange

Valentine Road, Hunstanton, PE36 5FA

PRICE REDUCED







PRICE REDUCTION

Asking price £165,000 Leasehold

A beautifully bright SOUTH FACING one bedroom apartment located on the first floor with a Juliet balcony from the lounge providing views towards the rear gardens.
Eastland Grange is a popular McCarthy Stone retirement living plus development with 24/7 onsite estates team, restaurants and domestic assistance.
Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

Eastland Grange, 16 Valentine Road,

1 Bed | £165,000

Eastland Grange
Eastland Grange a stunning development which offers you the best of both worlds; beautiful secure surroundings, with support on hand if you need it. The communal lounge is a great place to socialise and join in as little or as often as you wish with the various activities on offer or enjoy the beautiful landscaped gardens. The on site Bistro restaurant serves freshly prepared meals and snacks daily. If your guests are travelling from afar, the Guest Suite is available at a small charge (subject to availability).
Located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsbury's. 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.

Care and Support
Eastland Grange is part of McCarthy & Stone's Retirement Living PLUS range, which means you can relax knowing an Estate Manager or their team are on hand to offer support if you should need it. You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger. Our Your Life CQC qualified team will be on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. and other services can be purchased for additional costs. Please speak to the Estate Manager about the price of additional services.

Entrance Hall
Front door with spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedroom and wet room.

Living Room
A bright south facing living room is complimented by a full height window and French door, opening onto a Juliet Balcony with rear communal garden views. Telephone & TV point (with Sky/Sky+ capabilities), raised height power sockets and two ceiling light points. Part glazed door lead into a separate kitchen.

Kitchen
This modern kitchen is fitted with a range of high gloss base and wall units. Integrated electric oven with space above for a microwave, and ceramic four ring hob with extractor hood above. Stainless steel sink with mixer tap sits beneath a south facing window. Integral fridge and freezer. Central ceiling light fitting and tiled floor.

Bedroom
A generously sized bedroom with south facing window with garden outlook. Door leading to a walk in wardrobe with hanging rails and shelving. TV & telephone point, raised height power points and ceiling lighting.

Wet Room
Modern purpose built wet room with slip-resistant flooring, walk in shower unit with grab rails and curtain, WC, wash hand basin, vanity unit storage cupboard, wall mounted mirror with built in light and heated towel rail.

Car parking included in the sale
Car parking space N included within the sale.

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
- 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 contact your Property Consultant or Estate Manager.

Annual Service charge: £10,163.88 for the financial year ending 30/09/2027.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
lease length: 999 years from 1st June 2018
Ground Rent: £435 per annum
Ground Rent Review date: June 2033

Moving Made Easy & Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

PRICE REDUCED













