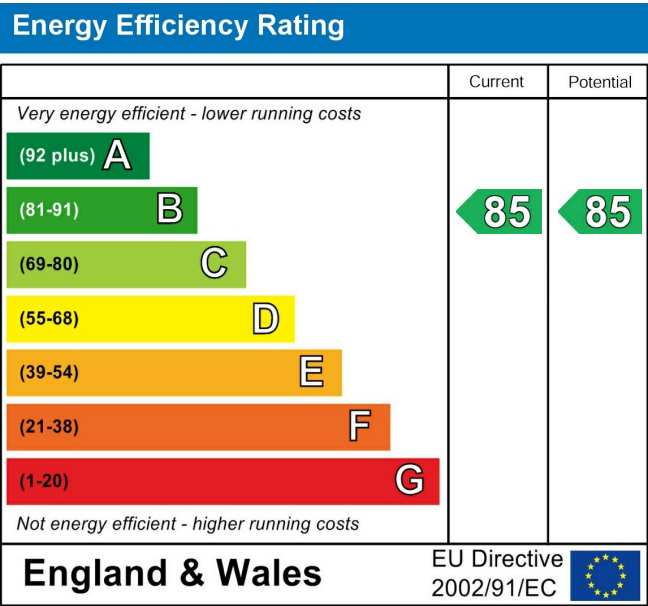
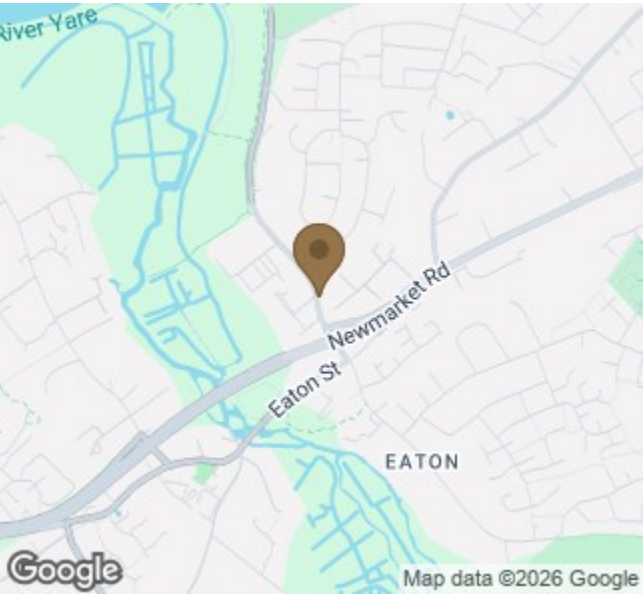




The position & size of doors, windows, appliances and other features are approximate only.
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34 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Council Tax Band: B

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 34 Daisy Hill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

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Why you'll love living here:

- A well presented first floor apartment
- Supermarket within walking distance
- Walk-out balcony
- On-site restaurant serving freshly cooked meals daily
- Communal Lounge where social events take place
- Landscaped Gardens
- 24 - hour Estate Manager for peace of mind
- Lifts to all floors
- Function Room
- Guest Suite for visiting family & friends

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

34 Daisy Hill Court, Norwich

 1 |  1 | Asking price £265,000

Daisy Hill Court

Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. 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 by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with a secure entry system.

Designed specifically for the over 70s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy. There is also car parking, giving the option of easy travel to nearby places including Norwich and the pretty villages of Cringleford and Keswick, or further afield to the coastal beauty of Cromer. All the conveniences of Eaton village are on your door step, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away.

Set in the heart of Eaton village, Daisy Hill Court is also close to Eaton Park, the largest of Norwich's historic parks at more than 80 acres. As well as this beautiful space, Eaton boasts a well-stocked Waitrose, an opticians and pharmacy, as well as a number of shops and cafes. Placed only a mile from the local Doctors' surgery but close to the leisure and fitness facilities available in central Norwich, it's an ideal location for those attending health classes and keeping fit.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this spacious, one bedroom, first floor apartment featuring a walk-out balcony. The well proportioned bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the modern apartment.

Entrance Hall

Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Door opening to a

good sized walk-in storage cupboard. Further doors lead to the lounge, bedroom and wet room.

Lounge

A good sized lounge which boasts ample space for dining and features French style door which both allows lots of natural light in and also leads on to a walk out balcony with views towards the front elevation. Telephone and sky+ connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The front facing window sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light, tiled floor and power points.

Bedroom

Double bedroom with window boasting space in front for a dressing table or hobby / desk. Walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point. raised height sockets, decorative ceiling light.

Wet Room

Wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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 license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The Service charge is £9,445.51 for the financial year ending 30/06/2027.

****Entitlements Service**** Check out benefits you may be entitled to.

Lease Information

Lease: 999 year lease from 1st June 2018

Ground rent: £435 per annum

Ground rent review: 1st June 2033

Additional Information & Services

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

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.

