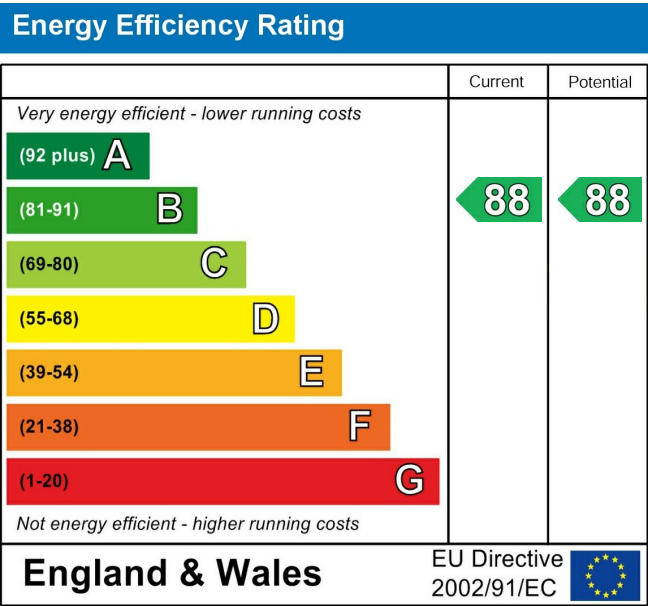
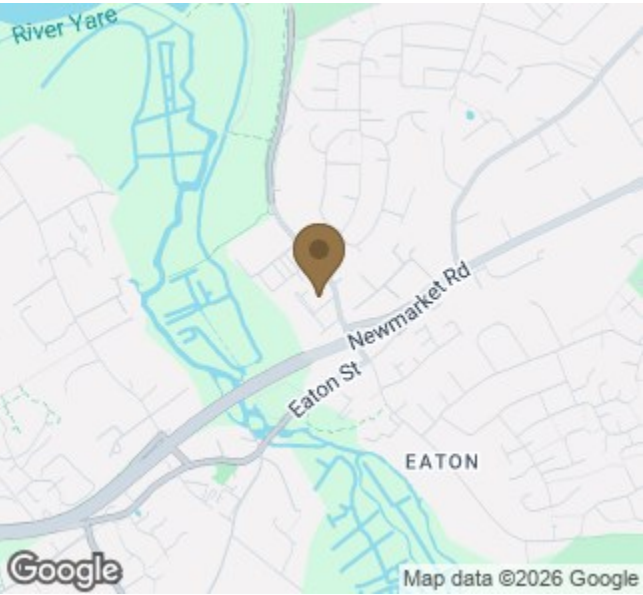
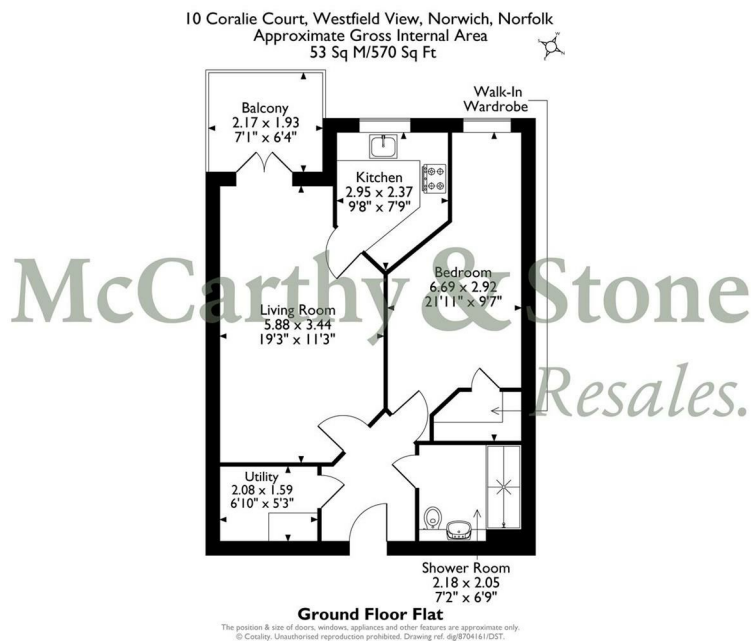




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Registered in England and Wales No. 10716544



10 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 10 Coralie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

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

Why you'll love living here:

- Walk-out balcony
- Walk-in wardrobe
- Spacious storage cupboard
- Landscaped gardens
- 24-hour Emergency call system
- Guest suite
- Under floor heating
- On site house manager
- Home owner's communal lounge
- Winner of Housing For Older People 2019

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

10 Coralie Court, Norwich

1 | 1 | Asking price £230,000

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 Resales are proud to bring to the market this lovely one bedroom, ground floor property with a walk out balcony with south west facing views. Our apartments are fitted with new modern features including a walk in wardrobe to the bedroom and large walk in shower.

Social Lifestyle

The Communal Lounge is at the heart of the community at Coralie Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and lots of other homeowner events. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Coralie Court is the large

patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Service Charge

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.

Service Charge: £2,916.41 per annum (up to financial year end 30/06/2027).

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

Lease Information

Lease : 999 years from 1st June 2018

Ground Rent: £425 per annum

Ground rent review: 1st June 2033

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.

Additional Service

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

