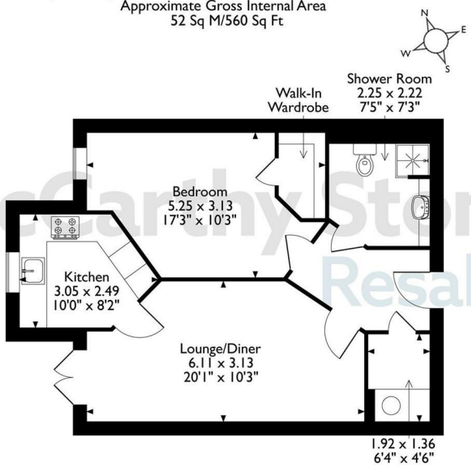
Excellent

Trustpilot

McCarthy & Stone
Resales.

Foundry Place, Apartment 2, Elliott Garrood Gardens, Beccles, Suffolk
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



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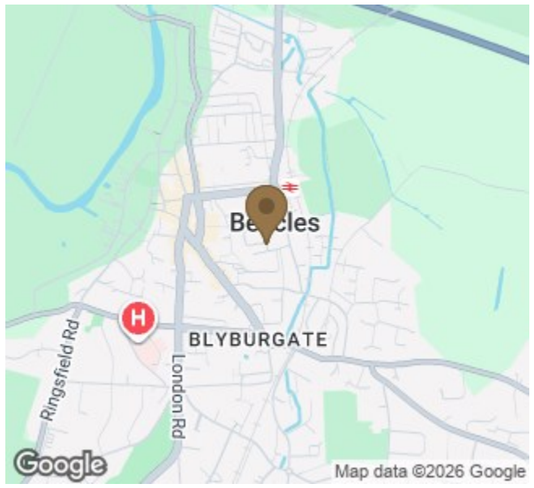

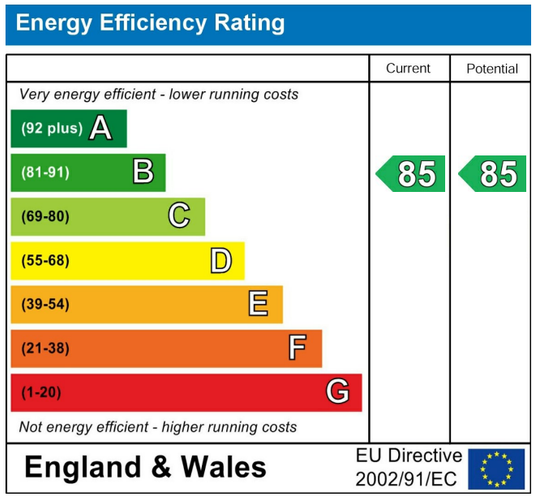

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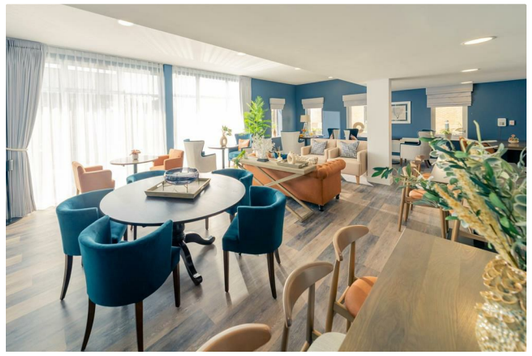
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



2 Foundry Place

Off the Gosford Road, Beccles, NR34 9SQ

1 | 1 | Council Tax Band: C

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 2 Foundry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000 Leasehold

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

Why you'll love living here:

- Ground floor with patio area
- Estate Manager + 24 Hour Staff on-site
- Bistro Restaurant
- Communal Lounge where social events take place
- Guest suite & Laundry room
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging point
- 24 Hour Emergency Call System
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Foundry Place, Beccles

1 | 1 | Asking price £220,000

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.

Foundry Palace won Best Retirement Scheme award at the 2023 Housebuilder Awards. Foundry Place also won the Best Retirement Housing Project award at the 2023 Retirement Living Awards.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment situated on the ground floor with a patio area. The apartment benefits from a west outlook as well as modern features including walk in wardrobe and walk in shower.

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

The bright and airy lounge has the benefit of a French door leading onto a patio area. The spacious 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. The inset sink with mono lever tap and drainer sits below the window with blind. 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 west facing bedroom with the benefit of a large walk in wardrobe with lots of storage space. TV and telephone point, raised electric power sockets, central ceiling light and electric heater.

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 tiled flooring

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 please contact your Property Consultant or Estate Manager.

Service charge: £10,442.50 per annum (for financial year ending 28/02/2027)

**Entitlements Service* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Leasehold Information

Lease Length: 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.

Additional Services

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT