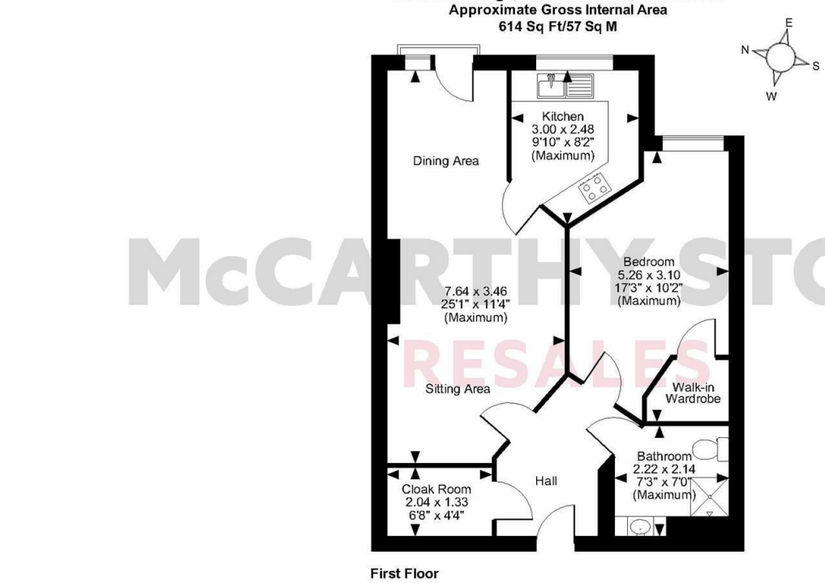
McCarthy Stone
Resales

Eastland Grange, Valentine Road, Hunstanton
Approximate Gross Internal Area
614 Sq Ft/57 Sq M



McCARTHY STONE
RESALES

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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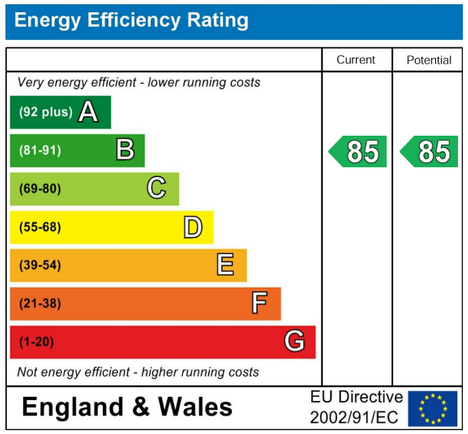
Council Tax Band: B



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. 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

34 Eastland Grange

16 Valentine Road, Hunstanton, PE36 5FA

PRICE REDUCTION

Asking price £195,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF EASTLAND GRANGE - BOOK NOW!

A generous one bedroom apartment situated on the first floor with a JULIET BALCONY. Eastland Grange is a POPULAR MCCARTHY & STONE retirement living plus development with 27/4 onsite staffing and table service restaurant.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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

34 Eastland Grange, 16 Valentine Road,

1 Bed | £195,000

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

Location
Eastland Grange is located on Valentines Road, is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys.
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.

Apartment Overview
McCarthy Stone Resales are proud to bring to the market this spacious one bedroom apartment, with the features of a Juliet balcony from the lounge overlooking Kings Lynn Road, walk in wardrobe in the bedroom and a modern wet room. This apartment is located on the first floor which can be easily access by the two lifts.

Entrance Hall
Front door with spy hole leads to the entrance hall. Doors to a walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Security door entry system. Smoke detector, spot lights, fitted carpet, raised electric sockets and programmable panel heater. Doors leading to the lounge, bedroom and wet room.

Lounge
A bright and spacious lounge with a large window and a Juliette balcony with views towards the Kings Lynn Road. This room also provides ample space for dining and has a feature electric fire with surround which acts as an attractive focal point. Telephone point, TV point (with Sky/Sky+ capabilities). Two decorative ceiling lights, fitted carpets and raised electric sockets. Part glazed door lead into a separate kitchen.

Kitchen
Modern fitted kitchen with a range of high gloss base and wall units. Black ceramic sink with mixer tap and drainer sits below the window with made to measure blind. Integrated waist height electric oven (for minimal bend) with space above for a microwave and ceramic four ring hob with extractor hood above. Integral fridge, freezer and dishwasher. Central ceiling light fitting. Tiled floor and central ceiling light.

Bedroom
A generous bedroom with window overlooking the Kings Lynn Road and has the benefit of a walk in wardrobe with hanging rails and shelving. TV and telephone point. Two decorative ceiling lights, fitted carpets and raised electric sockets.

Wet Room
Modern purpose built wet room with non slip 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. Heated towel rail. Central ceiling light.

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
• 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 financial year ending 30/09/2027.

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

Lease Information
Lease: 999 years from 1st June 2018
Ground rent: £435 per annum
Ground rent review: 1st June 2033
It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Additional Information & 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

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

PRICE REDUCED