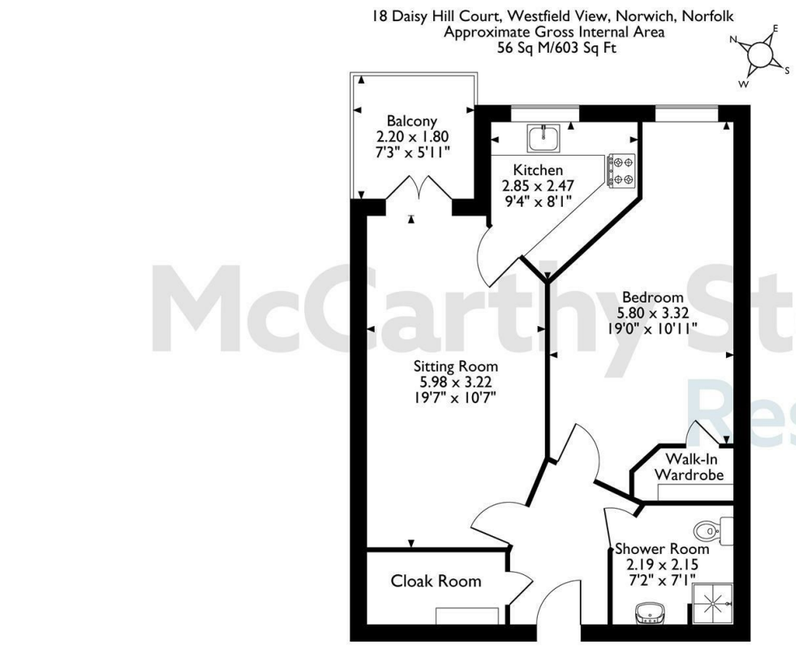
McCarthy Stone
Resales



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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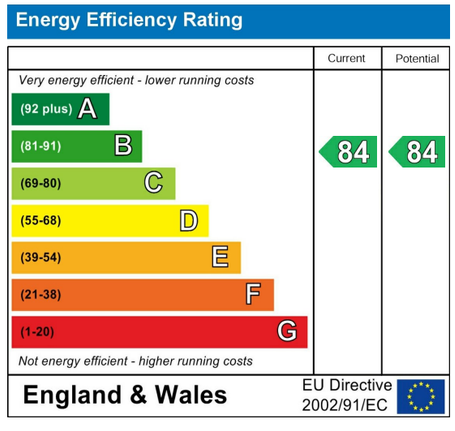
Council Tax Band: B



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The Property Ombudsman

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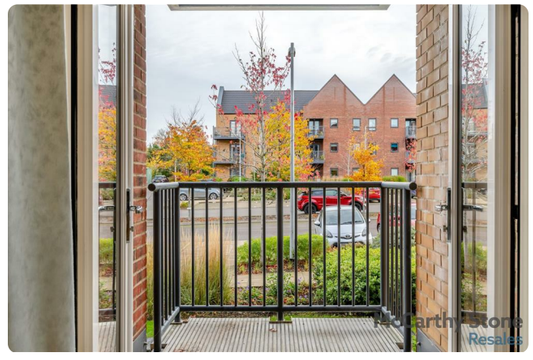
McCarthy Stone
Resales

18 Daisy Hill Court

Westfield View, Norwich, NR4 7FL



Asking price £270,000 Leasehold

A beautifully presented one bedroom EX SHOW apartment situated on the ground floor with a sheltered WALK-OUT BALCONY, this is located within a POPULAR MCCARTHY STONE retirement living plus development.
~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

Daisy Hill Court, Westfield View, Eaton, Norwich, NR4 7FL

1 Bed | £270,000

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 24-Hour CCTV and 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 Great Yarmouth. 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
A beautifully decorated one bedroom apartment featuring a sheltered walk-out balcony with front facing aspect, perfect for watching the world go by! The bedroom has a walk-in wardrobe with ample hanging rails, shelving and storage. Under floor heating runs throughout the apartment. This apartment is situated on the ground floor and is close to all communal facilities including restaurant.

Entrance Hall
Front door with spy hole leads into the entrance hall. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Key door safe is positioned outside the front door. Door opening to storage cupboard. Further doors lead to the lounge, bedroom and wet room.

Lounge
A spacious lounge which provides ample room for dining also has the feature of French Doors leading on to a covered, walk out balcony. Telephone and sky++ connectivity points, raised height sockets, two decorative 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 with blind 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 with 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
Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of 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
- Underfloor heating
- 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.

Annual Service charge: £9,066.87 for financial year ending 1/07/2026

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 date: 1st 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 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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