



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

£145,000



Ref: D629

Flat 52 Edina Court, 55 Harecroft Road, Wisbech, Cambridgeshire PE13 1RL

A rare opportunity has arisen to purchase this Ground Floor Retirement Flat in the Highly Sought After Edina Court complex, completely independent but with assisted care living for the over 60's. The property offers an open plan Lounge/Kitchen/Diner, Double Bedroom and large Wet Room. Ample storage and privacy. Suitable for a single person or a couple. Close to Town, No Upward Chain.





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MAIN ENTRANCE A communal entrance lobby provides access for the residents and leads to either the main building or to a section of flats. Flat 52 is found the second on the right.

ENTRANCE HALL Wooden front Entrance door leading into the main flat. Two storage cupboards. Radiator. Door to lounge. Door to bedroom. Door to bathroom. Telecom telephone service.

OPEN PLAN LOUNGE / KITCHEN / DINER

LOUNGE AREA 16' 5" x 9' 5" (5.02m x 2.88m) Open plan lounge Lounge, Kitchen, Diner area. Double glazed French doors to a Juliet style balcony to the rear of the property overlooking the gardens. Double glazed window to the rear. Radiator. Television aerial point. Telephone point. Two wall light points.

KITCHEN/DINING AREA 9' 7" x 9' 0" (2.93m x 2.76m) Stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below. Preparation surface. Tiled splashbacks. Matching wall units. Integrated oven and grill. Integrated electric hob and extractor hood over. Integrated dishwasher. Integrated tall standing fridge freezer. Integrated washing machine. Vinyl flooring.

BEDROOM 12' 8" x 11' 10" (3.88m x 3.61m) Double glazed window to rear. Radiator. Telephone point. Main light switch. Wall light switch for the bed. Door through to into the En-Suite.

ENSUITE 7' 8" x 6' 8" (2.34m x 2.04m) Fully tiled wet room. Mains shower. Wall mounted wash hand basin. Low-level flush WC. Floating wash hand basin. Vanity mirror. Vanity light. Shaver point. Mirrored lockable bathroom cabinet. Ceiling spotlights. Extractor fan.

ABOUT EDINA COURT Edina Court was opened in 1986 by Lady Fermoy, the maternal grandmother of Diana, Princess of Wales. It had been the home of Mr and Mrs Alan Hudson, fruit farmers in Wisbech. On the death of his wife, Mr Hudson gave the house to MHA on the condition that 20 flats would be built for older people. The Hudson Foundation has continued to support MHA and has been fundamental in the ongoing development of MHA's presence in Wisbech with donations totalling over £250,000.

In 1994, the Hudson Foundation generously donated the capital costs of The Haven, a Victorian house two doors down the road, and this was converted into twelve more apartments. Ten years later, Bramley Lodge was created, again with the support of the Hudson Foundation, providing 18 more apartments and a well-used library and games room for all residents to use.

Edina Court is an attractive place where you can enjoy your privacy, but become part of a vibrant community of like-minded people who value their time and independence. With a range of social and leisure facilities, you'll have every opportunity to enjoy company, make friends and pursue personal interests.



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CHARGES

Service Charge £68.86 per week
Wellbeing Charge £57.17 per week
Ground Rent £337.96 per annum
Charges as at 2020/2021

SERVICE CHARGE Covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, water, hot water and sewerage in the residents own apartment. (does not include the apartments electricity).

WELLBEING CHARGE This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

ADDITIONAL SERVICES Additional services are available from Edina Court at extra cost such as washing, dressing, medical assistance, property maintenance, housework, a laundry service and a shopping/escort service.

POSSESSION Vacant possession upon completion of the purchase.

VIEWING Strictly by appointment with the agent Maxey Grounds.

DIRECTIONS From the town centre proceed over the bridge onto Old Market and at the junction turn left onto Chapel Road. Follow round to Harecroft Road and Edina Court can be found on the left hand side.

COUNCIL TAX BAND A

EPC RATING BAND TBA

PARTICULARS PREPARED 21st March 2021



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Approx. 52.2 sq. metres (561.8 sq. feet)



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.