



## Foundry Place, Gosford Road, Beccles

From £308,950 Leasehold

Energy Efficiency Rating : TBC

- ✓ Brand New Apartment
- ✓ Retirement Complex
- ✓ Sought After Location
- ✓ Walking Distance to Amenities
- ✓ Fully Fitted Kitchen
- ✓ Spacious Sitting/Dining Room
- ✓ Two Generous Double Bedrooms
- ✓ Wet Room

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





**BRAND NEW HOME!** This **HIGH END RETIREMENT HOME** has been built with the **Over 70's** in mind, offering an unrivalled finish, with onsite **BISTRO & COMMUNAL LOUNGE - FOUNDRY COURT** is the **PERFECT** place to relax and unwind. Once inside you will find a **SPACIOUS** entrance hall with plenty of room for **WHEELCHAIR ACCESS**. This leads to a **SIZEABLE CLOAKROOM** and a **BEAUTIFUL SITTING/DINING ROOM** which is flooded with **NATURAL LIGHT**, from the sitting/dining room you will find a **FULLY FITTED KITCHEN** with **INTEGRATED FRIDGE FREEZER** and **BUILT-IN OVEN**. Two **GENEROUS DOUBLE BEDROOMS** can be found to the front of the apartment with one offering a **WALK-IN WARDROBE** and a separate **WALK-IN SHOWER** offers fantastic space. Comprising 55 one and two bedroom **APARTMENTS**, Foundry Place is located right in the town centre, with a **TRAIN STATION** close by. The development features 24-hour staffing, **COMMUNAL GARDENS**, and the **BENEFIT** from an **HOURS DOMESTIC ASSISTANCE** each week.

Located within the town centre just a few minutes walk from the shops and amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

You may wish to use your Sat-Nav (NR34 9QP), but to help you entering Beccles on the A146 from Gillingham take 3rd exit on the roundabout onto George Westwood Way, at the next roundabout take the second exit take the next right toward Roys Department Store where the building can be found on the right-hand side.

#### **AGENTS NOTE**

Lease Length - 999 Years from the date of completion.  
Service Charges - £872 PCM - full break down can be provided.

Each bedroom is fitted with an emergency pull cord alarm system.

The building also benefits from having a laundry room, mobile scooter charging points, bistro (with discounted meals) and communal lounge.

Please be advised that the images are a representation of a similar property.

The property is approached via a communal entrance hall.

Entrance door to:

#### **ENTRANCE HALL**

Fitted carpet, electric storage heating, intercom, built-in storage cupboard, built-in airing cupboard, smooth ceiling with recessed spotlights, doors to:

### CLOAKROOM

Two-piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with storage cupboard under and mixer tap over, tiled splash backs, wall mounted vanity mirror, extractor fan, tiled flooring, smooth ceiling.

### SITTING/DINING ROOM

15' 11" x 14' 8" (4.85m x 4.47m) Fitted carpet, electric storage heating, uPVC double glazed window to side, uPVC double glazed door to rear, media control panel, smooth ceiling, door to:

### KITCHEN

8' 11" x 6' 11" (2.72m x 2.11m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, inset electric hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated full height fridge, under cupboard lighting, wood effect flooring, uPVC double glazed window to side, smooth ceiling, with extractor fan.

### DOUBLE BEDROOM

12' 1" x 10' 5" (3.68m x 3.18m) Fitted carpet, electric storage heating, uPVC double glazed window to rear, television point, smooth ceiling with extractor fan.

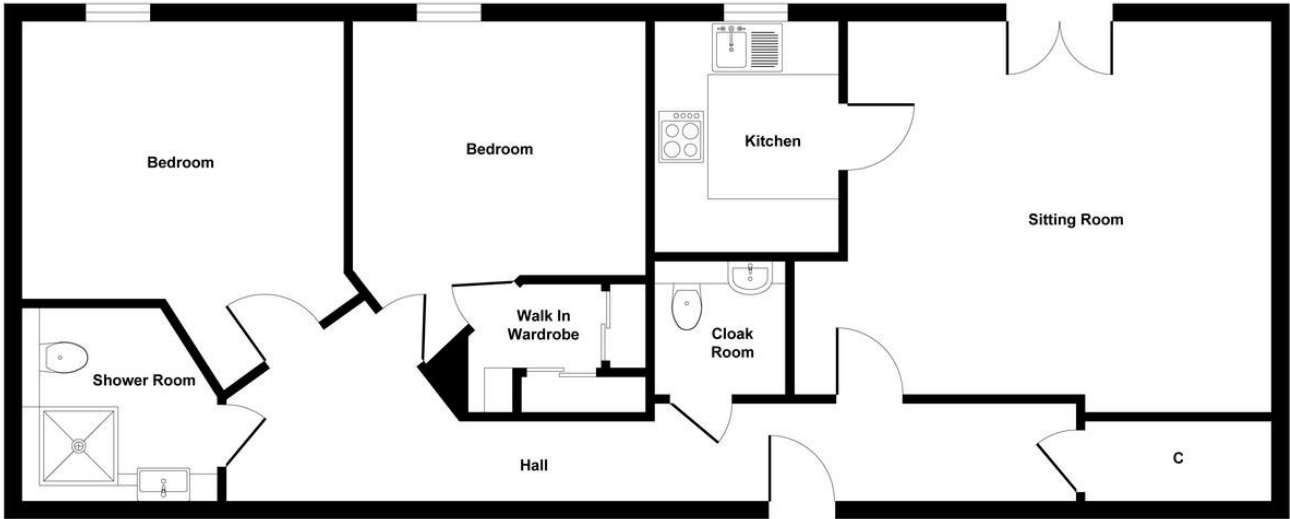
### SHOWER ROOM

7' 4" x 7' 3" (2.24m x 2.21m) Three-piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with storage cupboard under, walk-in shower with thermostatically controlled shower, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, tiled flooring, heated towel rail, smooth ceiling.

### DOUBLE BEDROOM

11' 0" x 9' 10" (3.35m x 3m) Fitted carpet, electric storage heating, uPVC double glazed window to rear, television point, built-in double wardrobe, smooth ceiling, walk-in in wardrobe.





Floor Plan  
 Approximate Floor Area  
 844 sq. ft  
 (78.41 sq. m)  
 Approx. Gross Internal Floor Area 844 sq. ft / 78.41 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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