

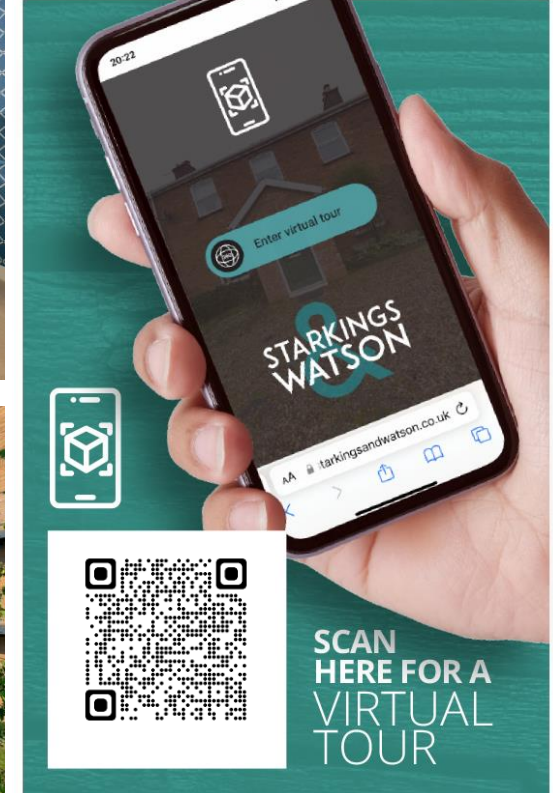
FOUNDRY PLACE

Gosford Road, Beccles NR34 9QP

Leasehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE
PROPERTY



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

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 GENEROUS ENTRANCE HALL with ample room for WHEELCHAIR ACCESS and a SIZEABLE STORAGE CUPBOARD, leading to a SPACIOUS WET ROOM and BRIGHT SITTING/DINING room with DOUBLE DOORS opening out. A FULLY FITTED KITCHEN can be found off the sitting room with BUILT-IN APPLIANCES. A GENEROUS DOUBLE BEDROOM can be found with EMERGENCY PULL CORD and WALK IN-WARDROBE. 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.

LOCATION

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.

DIRECTIONS

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 - £660 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

11' 8" x 6' 9" (3.56m x 2.06m) Fitted carpet, electric storage heating, intercom, built-in double storage cupboard, smooth ceiling, doors to:



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SITTING/DINING ROOM

20' 4" x 10' 3" (6.2m x 3.12m) Fitted carpet, electric storage heating, uPVC double glazed French doors to front, media control panel, smooth ceiling, door to:

KITCHEN

7' 10" x 7' 2" (2.39m x 2.18m) 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 glass splash back and extractor fan over, integrated fridge/freezer, under cupboard lighting, wood effect flooring, uPVC double glazed window to front smooth ceiling,

SHOWER ROOM

7' 2" x 6' 7" Max (2.18m x 2.01m) 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, extractor fan, tile effect flooring, vertical radiator, emergency pull cord, smooth ceiling.

DOUBLE BEDROOM

13' 3" x 13' 3" Max (4.04m x 4.04m) Fitted carpet, electric storage heating, uPVC double glazed window to front, television point, built-in wardrobe, smooth ceiling, built in walk-in in wardrobe, emergency pull cord.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Approx. Gross Internal Floor Area 558 sq. ft / 51.89 sq. m

Floor Plan

