

# PRICE REDUCTION



McCarthy & Stone  
RESALES



30 Coralie Court Westfield View, Norwich, NR4 7FJ  
Asking price £230,000

LEASEHOLD

For further details  
please call 0345 556 4104

# 30 Coralie Court Westfield View, Norwich, NR4 7FJ

A WELL PRESENTED SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM A PRIVATE BALCONY AND ALLOCATED ONSITE PARKING SPACE

## Coralie Court

This purpose built McCarthy & Stone retirement living development is in the attractive village of Eaton at the edge of Norwich. Comprising of 25 one bedroom and 17 two bedroom apartments providing modern convenience in the heart of a village with all the amenities you require.

The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind.

Designed specifically for the over 60s, 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.

## Local Area

Set in the heart of Eaton village, Coralie 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.

## Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage/utility cupboard with washer/dryer and vent axial system. Further doors lead to the bedroom, wet room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

## Living Room

A bright and spacious room benefitting from double glazed doors which open onto the balcony. TV and telephone point. Power points. Part glazed door leading to a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

## Bedroom

Double bedroom with walk-in wardrobe providing hanging rails and shelving. Ceiling lights, TV and phone point, fitted carpets, curtains and light fitting.

## Shower Room

Fully fitted with suite comprising of level access double shower with screen and hand-rail. Low level WC. Vanity storage unit with wash basin and mirror above. Wall tiling, matching floor tiles, ceiling spotlights.. Emergency pull cord. Electric heated towel rail.

## Service Charge

- House Manager
- 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 are
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Car Parking

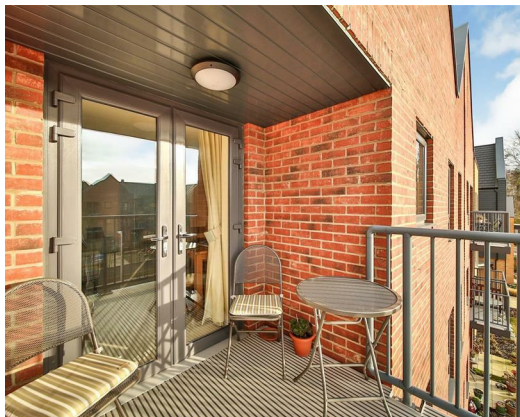
This apartment comes with an allocated parking space.

## Ground Rent

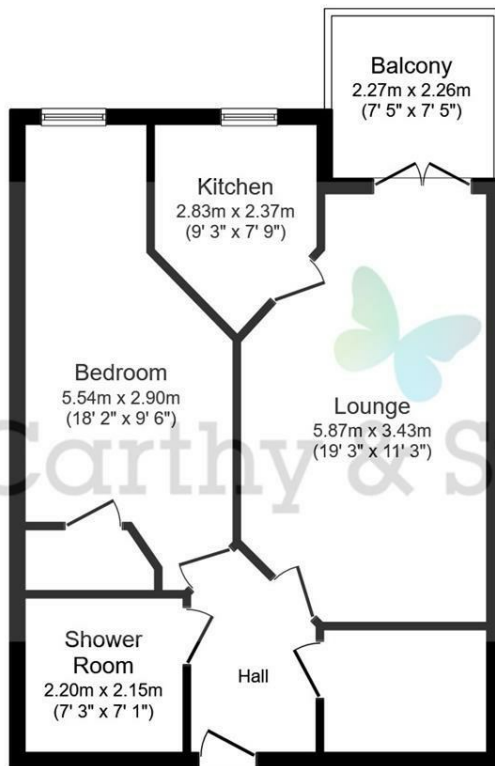
Ground Rent

## Lease Information

999 years from June 2018







**Floor Plan**

Total floor area 54.0 sq. m. (581 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>87</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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