

PRICE REDUCTION



McCarthy & Stone
RESALES



58 Daisy Hill Court Westfield View, Norwich, NR4 7FL
Asking price £239,000 LEASEHOLD

For further details
please call 0345 556 4104

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A SUPERBLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT WITH A WALK-OUT BALCONY ~ Built by McCarthy & Stone ~

Daisy Hill Court

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 with a coffee shop, an opticians and pharmacy (Boots), a post office, two gastro pubs and other shops and take-aways. Placed only a mile from the local GPs' surgery but close to the leisure and fitness facilities in central Norwich, it's an ideal location for those attending health classes and keeping fit. Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and facilitated to provide its homeowners with extra care. An Estate 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 one hour's domestic assistance a week; however, additional hours can be arranged by appointment. There are a range of flexible personal care packages to suit your requirements – these are provided by the on-site CQC registered care agency team. For your reassurance the development is fitted with 24hr 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 afternoon. For visitors who wish 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 the pleasant market town of Wymondham. The delights of the north Norfolk coast are about one hour away.

Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to large storage/airing cupboard. 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 tastefully decorated living room enjoys double glazed doors which open onto the balcony. A feature electric fire suite comprising of a chrome fire with black marble hearth and a wood surround. Built in wooden shelving. TV and telephone point. Power points. Two ceiling lights.

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 with space over for a microwave. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor. Power points.

Bedroom

Bright and spacious bedroom benefitting from wall mounted reading lights. TV and phone point. Large feature double glazed window. Walk-in wardrobe providing ample hanging rails and shelving.

Shower Room

Full wet room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail, low level WC, vanity storage unit with wash basin and illuminated mirror above. Wall mounted cabinet. Emergency pull cord. Electric heated towel rail. Ceiling spotlights.

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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 areas
- Running of the on-site restaurant
- 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 please contact your Property Consultant or Estate Manager.

Ground Rent

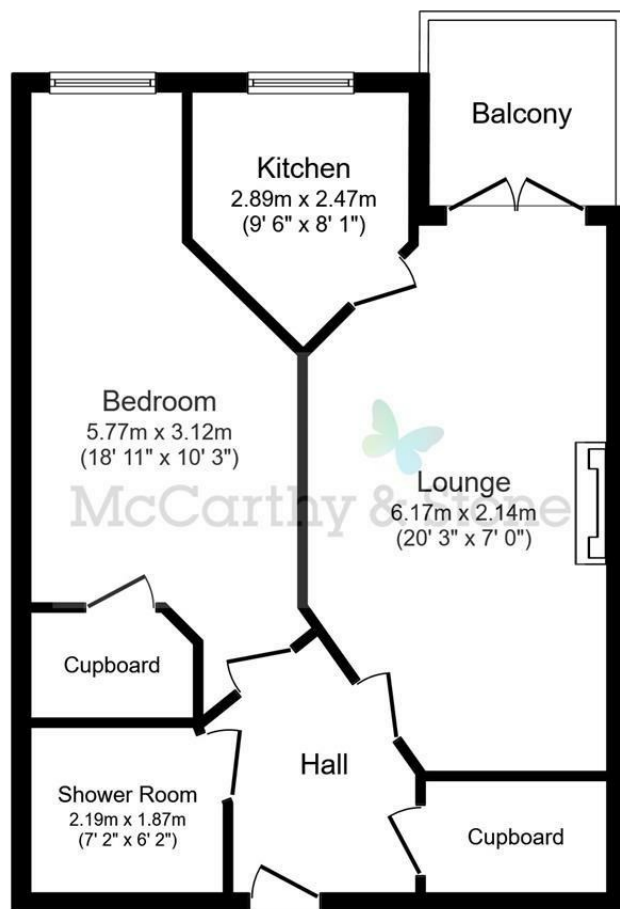
Annual fee- £435

Lease Information

999 Year lease from January 2018







Floor Plan

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) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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