

34 | Coralie Court | Eaton | NR4 7FJ

Guide Price £190,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- *** Guide Price £190,000 - £200,000 **** NO CHAIN - quick sale available
- One-bedroom first-floor apartment within a McCarthy & Stone retirement development for the over 60s, situated in the popular area of Eaton
- Double bedroom with a large walk in wardrobe
- Well presented kitchen with gloss units and some integrated appliances
- 19'2 lounge/diner with double doors opening onto a balcony overlooking the gardens
- Separate utility room off the entrance hall for extra convenience
- Shower room featuring an accessible, double-length shower tray
- Electric underfloor heating, double glazing and a fresh air circulation system
- Allocated parking space plus communal visitors parking
- Access to communal facilities including a residents lounge, entrance hall, well-kept gardens and outdoor seating areas

About the Property

PRICED TO SELL AND CHAIN FREE! First floor retirement apartment enjoying an enviable position, with a balcony overlooking the rear courtyard gardens and its own parking space.

Situated within the popular McCarthy & Stone Coralie Court development, exclusively for the over 60s, this spacious one bedroom apartment offers comfortable, low-maintenance living with the added reassurance of a retirement community, whilst allowing residents to maintain their independence.

The accommodation includes a generous 19'2" lounge/diner with direct access onto a balcony overlooking the landscaped courtyard gardens, providing an attractive outlook. The well appointed kitchen features modern gloss units, integrated appliances including a slimline dishwasher and induction hob, alongside eye-level fittings for ease of use.

The double bedroom benefits from a walk-in wardrobe, while a separate utility room provides additional storage and space for a washer dryer. A modern shower room with an accessible double length shower tray, electric underfloor heating, double glazing and a fresh air circulation system complete the accommodation.

A particular advantage of this apartment is its own allocated parking space, something not all apartments within the development benefit from. Residents also have access to a communal lounge and beautifully maintained gardens, offering opportunities to socialise and enjoy the facilities whilst retaining their own independence.

Competitively priced and offered with no onward chain, this apartment presents an excellent opportunity for those looking to downsize into a modern, manageable home within an established retirement development. An internal viewing is highly recommended



















The Outside

The property is located within a modern, purpose built complex featuring beautifully maintained communal gardens with lawns, patio areas, and planted flower beds. There is allocated parking for this property along with visitor parking, and both lift and stair access are available to all levels. The private balcony enjoys a lovely outlook over the landscaped gardens, offering the perfect spot to relax outdoors.

Location Overview

Situated on the outskirts of Norwich, within easy reach of Eaton and Bluebell Road, this popular development combines peace and convenience. Local amenities, including shops, cafés, and medical facilities, are nearby, while regular bus services and excellent road links provide easy access to Norwich city centre. The area is well served for leisure, with scenic walks and green spaces close by, making it an ideal choice for those seeking a calm yet well-connected place to call home.

AGENTS NOTE

We have been advised by the seller that the property is leasehold, with a 999-year lease commencing in 2018. The current service charge is approximately £243.03 per month (from 1st July 2026 to 30th June 2027), and the ground rent is approximately £425 per annum. Purchasers are advised to have these figures verified by their solicitor during the conveyancing process.

Directions

From the crossroads and traffic lights in the centre of Eaton, head along Bluebell Road, passing under the A11. The McCarthy & Stone development can be found further along Bluebell Road on the left-hand side, with Coralie Court situated on the right-hand side as you enter the development.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

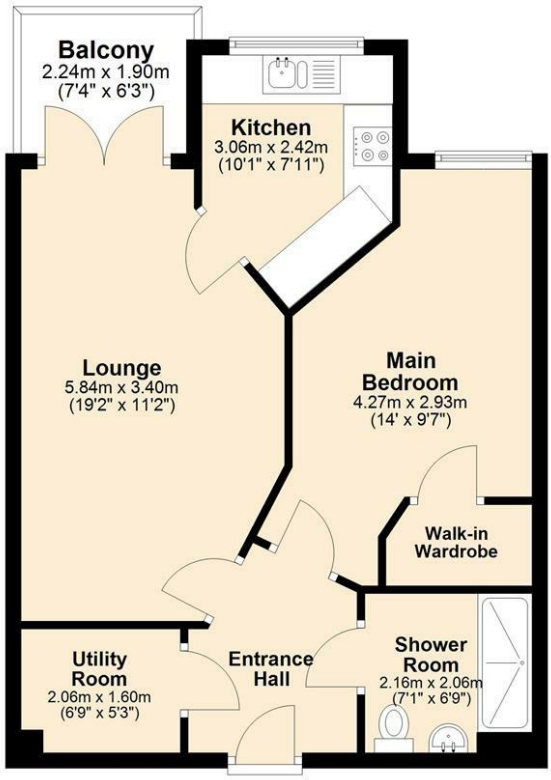
Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is

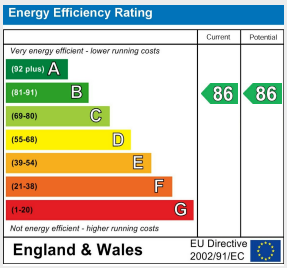


Ground Floor



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Leasehold

Council Tax Band: A

Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN