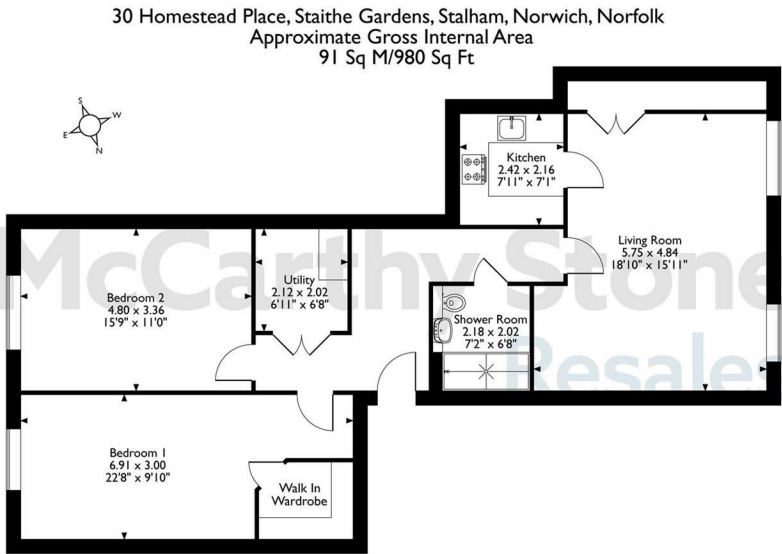
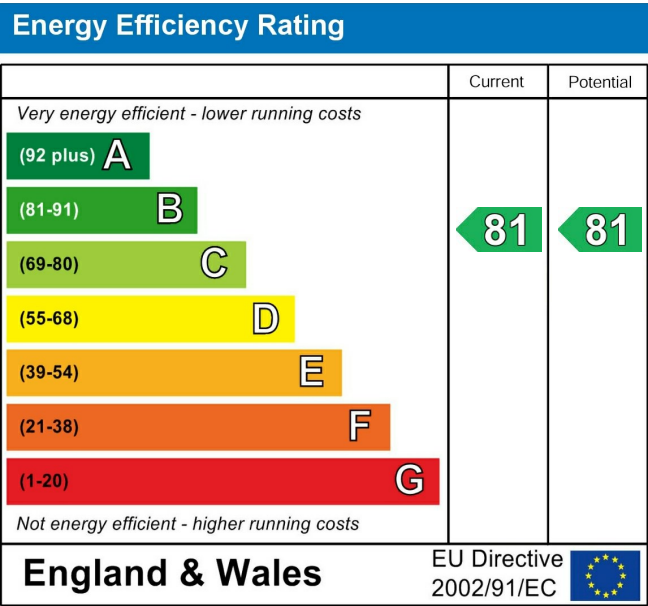




The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



30 Homestead Place

Upper Staithe Road, Norwich, NR12 9FZ

2 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Homestead Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £229,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- DOUBLE TWO BEDROOM ENERGY EFFICIENT APARTMENT
- DUAL ASPECT LOUNGE
- ALLOCATED CAR PARKING SPACE
- Visiting House Manager
- 24 hour emergency call system
- Homeowners communal lounge
- Guest suite
- Camera door entry system
- Landscaped gardens
- Pet Friendly

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

30 Homestead Place, Norwich

2

1

Asking price £229,000

Homestead Place
Homestead Place was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in lounge, walk-in wardrobes in bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Living in Stalham
Stalham is known as the gateway to the Norfolk Broads, meaning it's a popular tourist destination, particularly during the summer months. But the local residents also give the town a friendly and welcoming feel year-round. With so much stunning countryside to explore on your doorstep, Stalham is a dream retirement destination for lovers of the great outdoors.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, two bedrooms and shower room.

Lounge
Spacious lounge the benefit of a dual aspect lounge incorporating two windows which allows lots of natural light in and providing views towards the front and side elevation. The

generous lounge would provide room for a small dining table. TV and Sky/Sky plus points, raised height power points. Door with glazed panel leading to the kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers for ample storage with a wooden effect laminate roll top work surface over. Inset sink with chrome mono lever tap and drainer. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

Master Bedroom
A generous sized light and spacious master bedroom benefitting from a walk-in wardrobe with hanging rails and shelving. TV and telephone points, raised height power points for convenience. Double glazed window allowing light to flood the room.

Bedroom Two
A light and spacious double bedroom which could be utilised as a dining area, hobby room. or study. TV and telephone points, raised height power points for convenience.

Shower Room
Modern suite comprising a full length low level walk in shower with glass screen and chrome wall mounted support rail. High gloss cabinetry seated below wash basin with mirror above, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring.

Car Parking
Price includes car park space conveniently located just outside main door to the building.

Service Charge

- Onsite visiting house manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 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

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, please contact your Property Consultant or House Manager.

The annual service charge is: £6,808.58 for financial year ending 28/02/2027.

Lease Information
Lease length: 999 years from 1st June 2016
Ground Rent: £495 per annum
Ground Rent Review: 1st June 2036

Moving Made Easy and Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

