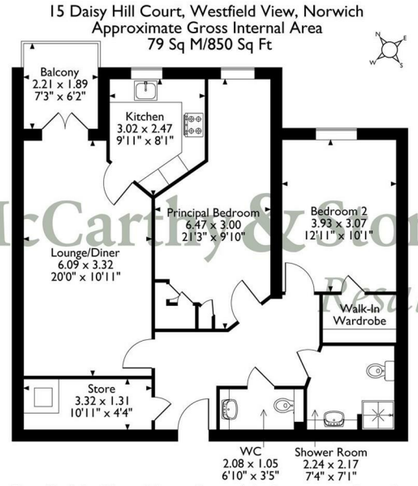
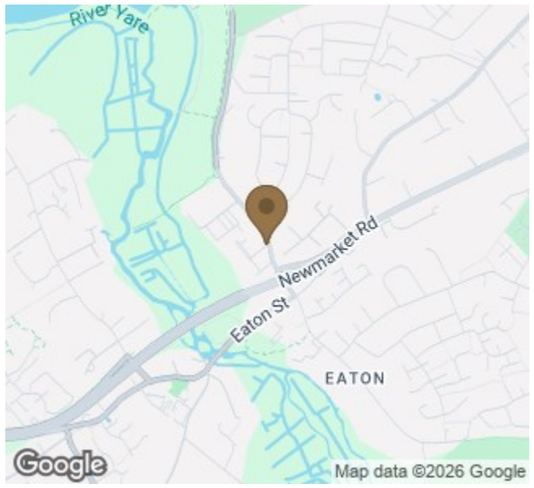
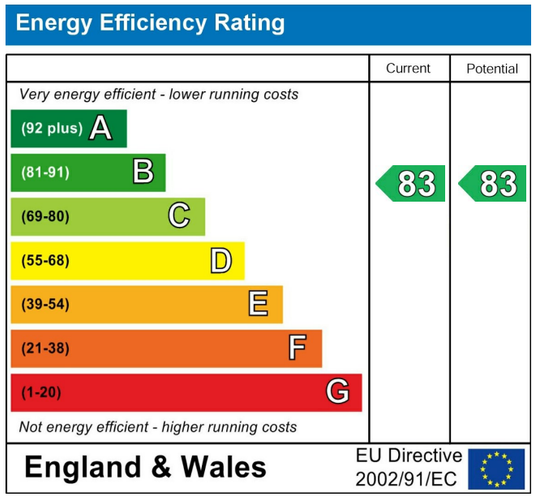
Excellent

Trustpilot

McCarthy & Stone
Resales.













15 Daisy Hill Court

Westfield View, Norwich, NR4 7FL

2 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 15 Daisy Hill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £370,000
Leasehold

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

Why you'll love living here:

- Ground Floor
- Walk out covered balcony
- Two spacious double bedrooms
- Modern fitted kitchen
- Social Homeowners' lounge
- Bistro restaurant on-site
- Guest Suite for visiting family & friends
- Landscaped Gardens
- Weekly domestic support included
- 24/7 on-site support

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

15 Daisy Hill Court, Norwich

2 | 2 | Asking price £370,000

Daisy Hill Court
Daisy Hill Court is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide its home owners with extra care. An Estates 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 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.
There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.

All the conveniences of Eaton village are on your doorstop, including the local supermarket, a number of retailers and coffee shop. Additionally, the village centre is less than a mile away. 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, 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.

Apartment Overview
This well-presented two-bedroom ground-floor apartment offers a generous living room with ample space for both lounge and dining furniture. French doors lead from the lounge onto a sheltered balcony, creating a lovely spot to sit and relax.
The modern fitted kitchen features high-gloss wall and base units with under-cabinet lighting, a waist-height electric oven, a four-ring ceramic hob with extractor hood, and an integrated fridge and freezer. An electrically operated double-glazed window above the sink allows plenty of natural light into the room.
Both double bedrooms are spacious and bright, with large windows. The second bedroom features a walk-in wardrobe with generous hanging and storage space. This versatile room could also be used as a dining room, hobby room or study.
The modern wet room features tiled walls, slip-resistant flooring, a level-access shower with handrail, a low-level WC, and a vanity unit with wash basin and illuminated mirror above. A separate WC off the hallway provides added convenience for guests.

Care & Support
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Daisy Hill Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Daisy Hill Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.
"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:
"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Annual Service Charge: £12,655.53 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease & Ground Rent Information
Lease: 999 year lease from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2033

Moving Made Easy
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 speak with our Property Consultant today.













