



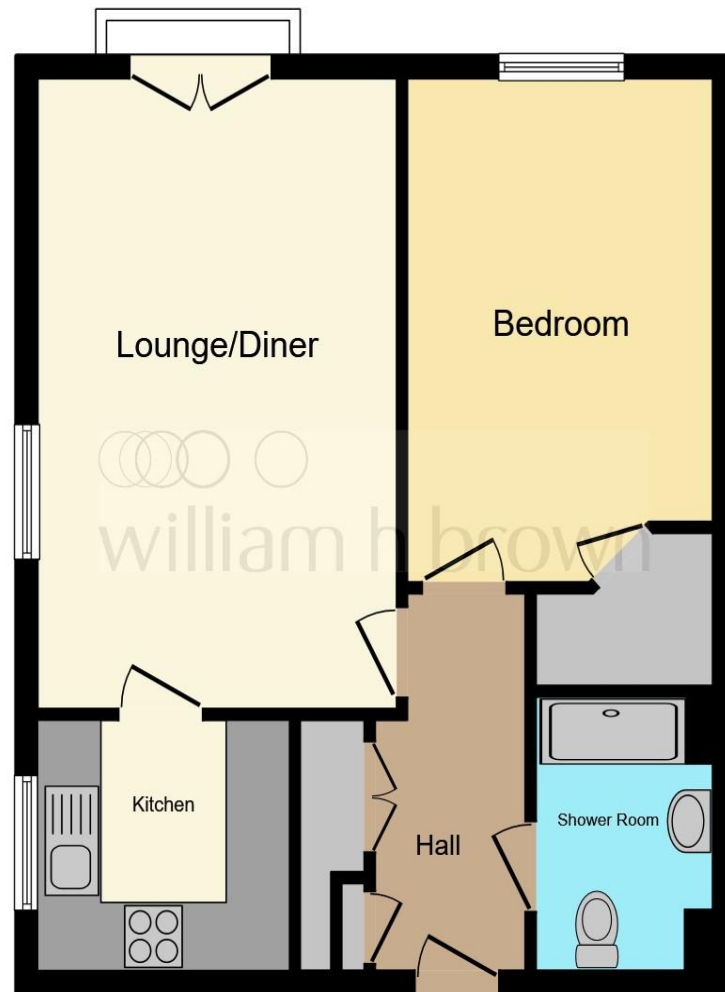
Hamon Court, St. Edmunds Terrace, Hunstanton PE36 5EH

Welcome to

Hamon Court St. Edmunds Terrace, Hunstanton

A well presented first floor retirement apartment built by McCarthy & Stone, situated in Hamon Court in the heart of Hunstanton - just a short stroll from shops, the seafront and local amenities. This lovely apartment is in excellent condition throughout, offering a spacious lounge with a juliet balcony having views to the sea, a modern fitted kitchen, a double bedroom and a contemporary shower room. Hamon Court provides a friendly and sociable environment with communal lounges and landscaped gardens, ideal for meeting with other residents or relaxing in comfort. A perfect low-maintenance home in a convenient coastal location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Lounge

18' 3" x 11' 2" (5.56m x 3.40m)

Kitchen

7' 10" x 7' 4" (2.39m x 2.24m)

Bedroom

14' 7" max - plus wardrobes x 9' 6" (4.45m
max - plus wardrobes x 2.90m)

Shower Room

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). Powered by www.focalagent.com

Welcome to

Hamon Court St. Edmunds Terrace, Hunstanton

- Built by McCarthy & Stone
- Central Hunstanton location close to amenities and seafront
- First floor retirement apartment
- Low-maintenance coastal living
- Communal lounges and gardens for residents
- Excellent decorative order throughout
- Modern fitted kitchen and shower room
- Spacious lounge with juliet balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£199,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106886



Property Ref:
HUN106886 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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