

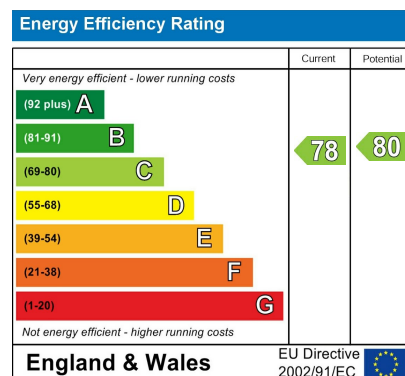


britttons
estate agents

www.britttons.net

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149, continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, on entering Hunstanton, at the roundabout take the 3rd exit, take the second turning left onto Sandringham Road. Lyndhurst Court can be found down on the left hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



37 Lyndhurst Court Hunstanton Norfolk PE36 5AE

ONE BEDROOM TOP FLOOR FLAT FOR THE OVER 60's ONLY - NO UPWARD CHAIN

Hunstanton

£60,000 Leasehold

01553 692828
sales@britttons.net





HALLWAY

Fitted carpet. Large airing cupboard.

LOUNGE

Fitted carpet. Night storage heater. Juliet balcony. Window to rear aspect .

16'11 x 10'3 (5.16m x 3.12m)

KITCHEN

Range of wall, base and drawer units with worktops over. Space for fridge and washing machine. Vinyl flooring. French door to lounge.

7'4 x 7'0 (2.24m x 2.13m)

BEDROOM

Fitted carpet. Night storage heater. Window to rear aspect.

13'4 x 8'11 + wardrobes (4.06m x 2.72m + wardrobes)

BATHROOM

Three piece suite comprising bath, wash hand basin and w.c.

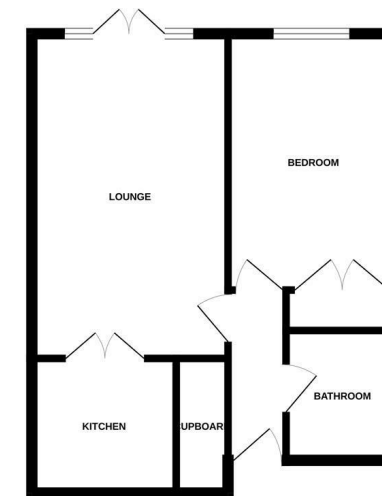
6'9 x 5'6 (2.06m x 1.68m)

COMMUNAL GARDENS



We are delighted to offer this one bedroom top floor flat with allocated parking space and a lift. The property benefits from uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, bedroom and bathroom. All residents must be over the age of 60 years. There is a communal lounge area on the ground floor as well as communal gardens. No Upward Chain.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and other data should not be regarded as an absolute guarantee for any particular purpose. The plan is for illustrative purposes only and should be used as such for any particular purpose. The agent's liability shall be limited to the amount stated in the particulars. Made with AutoCAD 2012



