

Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
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**BIRDS**  
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17 GARDEN HOUSE  
BOSTON SQUARE  
HUNSTANTON PE36 6DU

To Let: £675 pcm  
available September

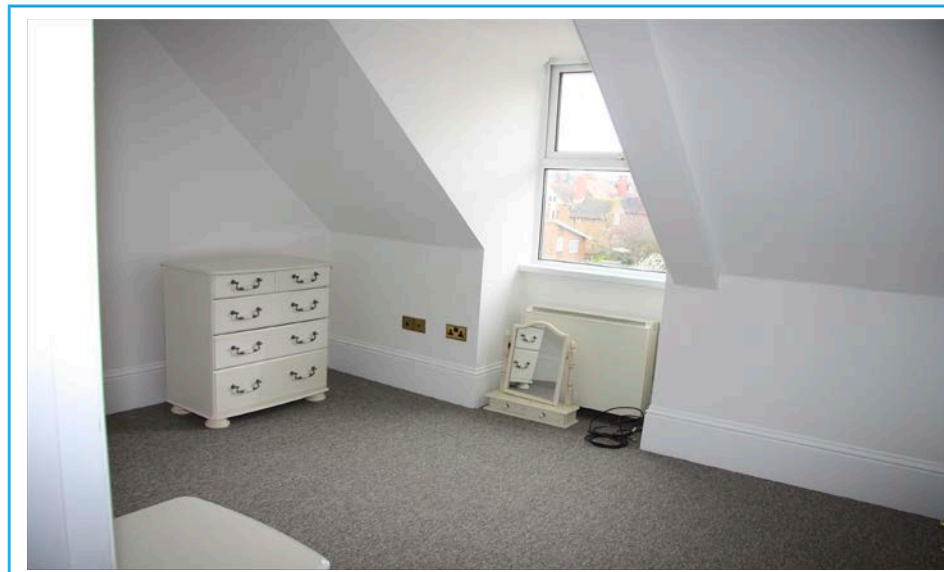
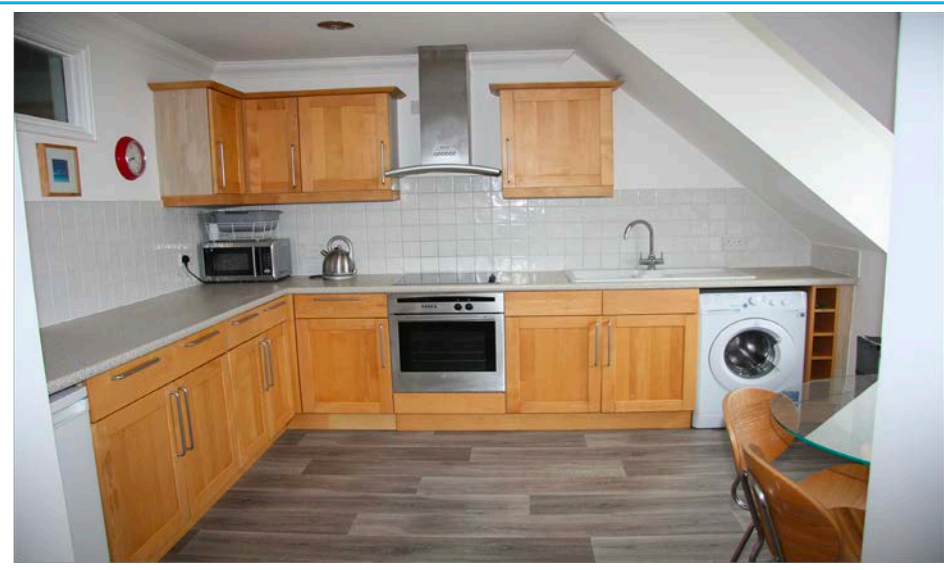


**A very well presented top floor apartment on the sea-front with good sea views across the Wash.**

SECURE ENTRYPHONE SYSTEM & LIFT TO SECOND FLOOR,  
 SHORT FLIGHT OF STAIRS TO THIRD FLOOR LANDING •  
 LOUNGE • KITCHEN/DINER • DOUBLE BEDROOM • BATHROOM •  
 OUTSIDE: Large Residents Only Secure Car Park.  
 SERVICES: Mains Water, electricity COUNCIL TAX BAND: 'B' (£1758.06 2024/25)

**\* ELECTRIC STORAGE HEATING \* UPVC DOUBLE GLAZING \***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



Garden House Apartments was formerly a hotel and was converted about 10 years ago with 20 self-contained apartments arranged across five floors, situated opposite Boston Square Sensory Gardens at the junction with Cliff Parade on the sea-front.

Sea-front promenade, beaches, holiday amenities and the town centre are only a short walk, the apartment is on the third floor, far-reaching views across the Wash with spectacular sunsets often seen.

No 17 can be accessed by a staircase, or a lift can be taken to the second floor followed by a short flight of stairs to the third floor landing, leading to just 4 apartments, it has character features and is very well presented throughout.

**Entrance Hall:** 16'8"x6'2" max (5.07x1.87) storage heater, entryphone system, loft access, Airing Cupboard containing the hot water cylinder.

**Lounge/Kitchen/Diner** 23'5" overall (7.13)

**Lounge:** 13'11"x10'5" (4.24x3.17) storage heater, Sea View, arch to.....

**kitchen/Diner:** 13'5"x9'10" (4.08x2.99) range of beech coloured base and wall units, 1½ bowl ceramic sink and tiled surrounds, ceramic hob, electric oven with extractor over, plumbing for a washing machine, Sea View.

**Bathroom** 8'5"x5'7" (2.56x1.70) fully tiled and comprising a white suite with paneled bath with shower over, pedestal hand basin and wc, 'Dimplex' wall heater.

**Bedroom:** 12'9"x11'5" max (3.88x3.47) storage heater.

## OUTSIDE

Large residents only car park with remote barrier for access.

## PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £675 per calendar month, payable monthly in advance, exclusive of services and council tax.
2. A deposit representing one month's rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), bank, professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.
5. No Pets. No Smoking. No Young Children.