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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

41 LYNDHURST COURT  
SANDRINGHAM ROAD  
HUNSTANTON  
PE36 5AE

Guide Price: £125,000

leasehold  
NO ONWARD CHAIN



**A two bedroom retirement apartment on the second floor with views over the rear garden, located close to the town centre and amenities**

ENTRANCE HALL • LOUNGE/DINER • KITCHEN.

• 2 BEDROOMS • SHOWER ROOM •

OUTSIDE:

Communal Gardens, Allocated Parking Space.

SERVICES: Mains electric and water.

COUNCIL TAX BAND: 'C' (£2009.21 20024/25)

**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

A purpose built retirement apartment located on the second floor (lift) with views over the rear garden, which benefits from UPVC double glazing and electric heating, parking, well maintained communal gardens, communal lounge with conservatory overlooking gardens, laundry room and guest room.

The property is situated within the popular Victorian coastal town of Hunstanton, which has a range of shops, supermarkets, health centre, and leisure facilities. There are local bus services to nearby villages and along the coast road to Wells-next-the-Sea, and to King's Lynn which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

The accommodation comprises:

### GROUND FLOOR

Secure entry to communal areas and lift to all floors.

### SECOND FLOOR

**Private Entrance Hall:** 2 built-in storage cupboards, Airing Cupboard with hot water cylinder and shelving, electric heater.

**Lounge/Diner:** 13'7" x 11'5" (4.14 x 3.48) window to the rear with views over the garden and distant sea view, storage heater.

**Kitchen:** 7'4" x 7' (2.24 x 2.13) fitted with a range of base and wall units incorporating electric oven and hob, fridge and washing machine.

**Bedroom 1:** 11'9" x 9' (3.58 x 2.74) window to rear with similar views, storage heater, built-in wardrobe.

**Bedroom 2:** 14'1" x 7'9" (4.29 x 2.36) window to rear with similar views, electric panel heater.

**Shower Room:** 6'8" x 5'5" max (2.03 x 1.65) white suite comprising large shower cubicle, hand basin, wc, extractor fan

### OUTSIDE

Attractive communal gardens, secure entry phone system, allocated parking space (waiting list) visitor parking on Sandringham Road only.

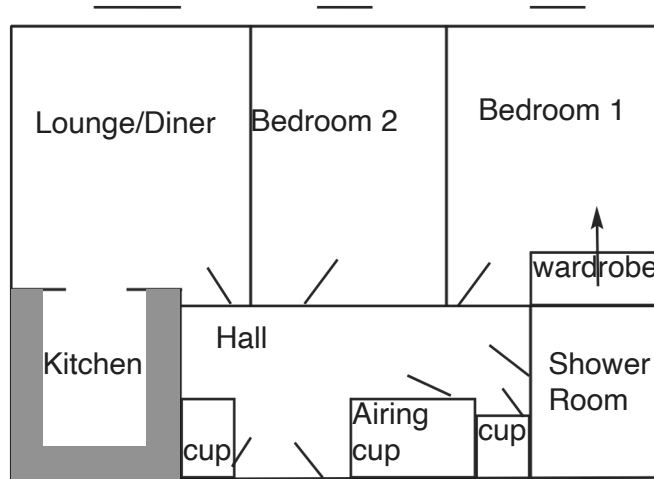
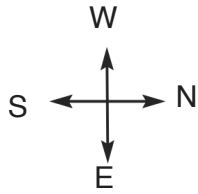
### TENURE

leasehold for a term of 125 years from May 1992, service charge and ground rent paid half-yearly in September and February, approx. £4000 pa.

Please note that residents must be over 60.



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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