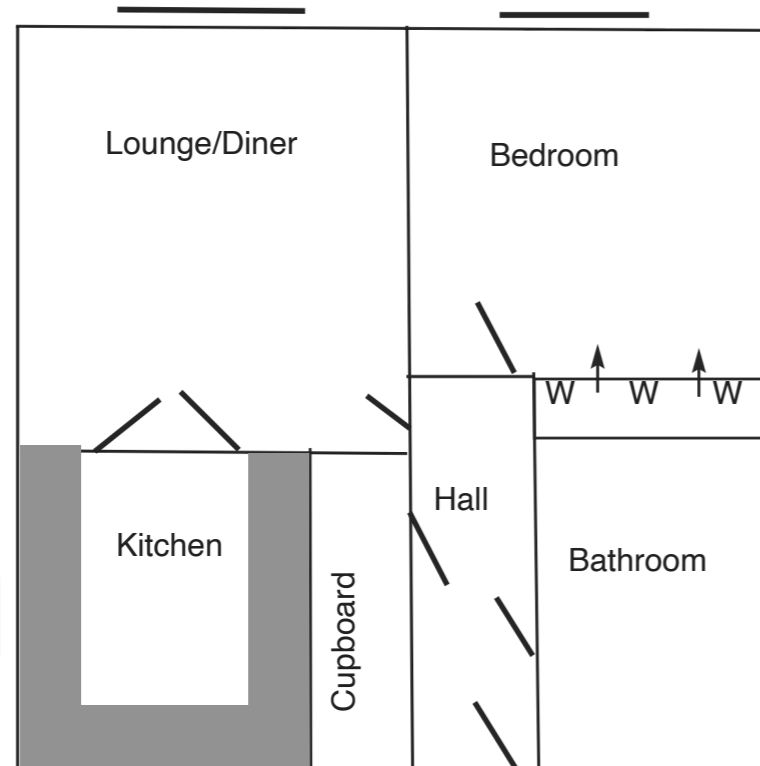


Floor Plan
for Identification Purposes Only
Not to Scale



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.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

ESTATE AGENTS

ESTABLISHED 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

15 LYNDHURST COURT
SANDRINGHAM ROAD
HUNSTANTON
PE36 5AE

Guide Price: £110,000

leasehold
vacant possession upon completion
Chain Free



A first floor retirement apartment just a short walk from the town centre

SECURITY CONTROLLED ENTRY PHONE SYSTEM •
 COMMUNAL HALL & ENTRANCE WITH LIFT TO ALL FLOORS •
 ENTRANCE HALL • LOUNGE/DINER • KITCHEN •
 DOUBLE BEDROOM • SHOWERROOM •

* 'ECONOMY 7' HEATING * UPVC DOUBLE GLAZED UNITS * LIFT *
 SERVICES: Mains electricity, water and drainage.
 COUNCIL TAX BAND: 'B' £1683.35 2023/24

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

A purpose built first floor flat located in a sought after private end of hall location, which benefits from UPVC double glazing and electric heating for the over 60's, 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, church and leisure facilities. There are local bus services to nearby villages and along the coast road to Wells-next-the-Sea, regular services to King's Lynn which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London. The accomodation comprises:

Entrance Hall: shelved cupboard and storage.

Lounge/Diner: 15'4"x10'" (4.65x3.10) fire surround with electric fire, storage heater, TV and telephone point, window with pleasant view.

Kitchen: 7'4"x7' (2.24x2.13) with a range of base and wall units 1 1/2 bow sink unit miwth mixer taps, work tops, space for fridge and freezer, ceramic hob, side window with distant sea view.

Bedroom: 13'3"x8'10" (4.04x2.69) built-in wardrobes.

Shower Room: shower cubicle with electric shower, low level wc, vanity hand basin, fully tiled walls, extractor fan, Dimplex heater.

OUTSIDE

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

TENURE

Leasehold 125 years from May 1992 with 94 years remaining., service charge £1272 per half-year, ground rent £208.36 per half year paid in September and February.

