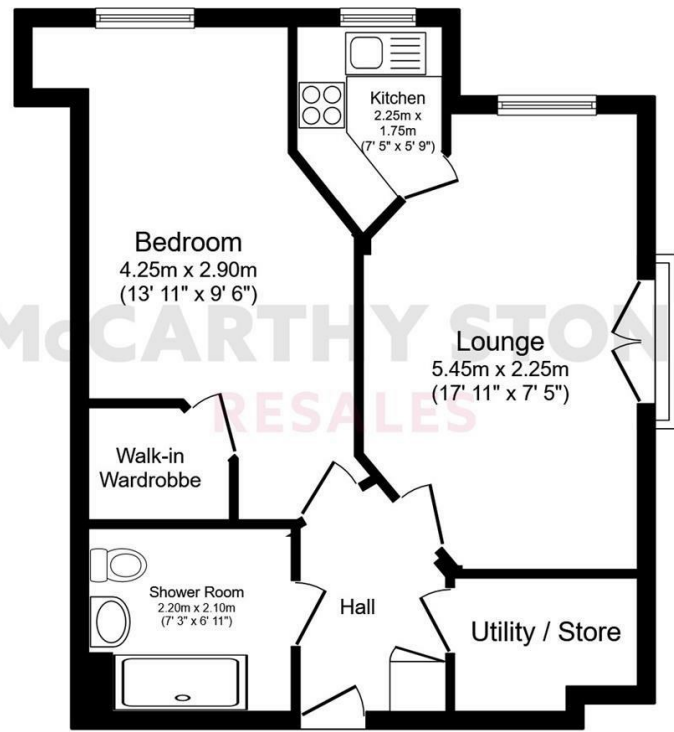


# McCARTHY STONE RESALES

## 3 HAMON COURT 1 ST. EDMUNDS TERRACE, HUNSTANTON, PE36 5EH



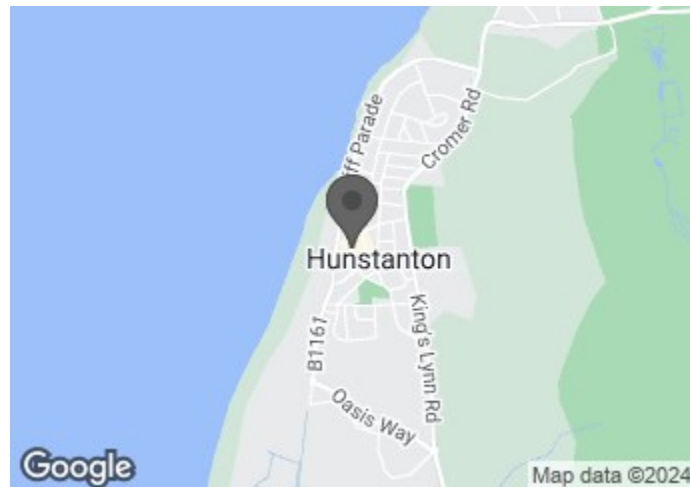
Total floor area 52.1 sq.m. (561 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



A BRIGHT AND SPACIOUS one bedroom apartment situated on the 1st floor within a desirable MCCARTHY STONE Retirement Living development. Located in the heart of Hunstanton and minutes away from the glorious HUNSTANTON BEACH

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**ASKING PRICE £240,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# 3 HAMON COURT, 1 ST. EDMUNDS TERRACE, HUNSTANTON

## HAMON COURT

Hamon Court in Hunstanton is made up of 31 one and two bedroom apartments, part of McCarthy Stone's Retirement Living range - specifically designed for the over 60's. Hunstanton is situated on the western tip of the North Norfolk coast, and the development sits under half a mile from the beaches. The town also hosts a range of popular annual events including the Hunstanton & District Festival of Arts, Hunstanton Carnival, the Hunstanton Kite Festival and much more.

Hamon Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, as well as a rooftop terrace which provides great sea views. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment. The apartment has an east facing aspect. The apartment has features including a spacious walk in wardrobe in the Master Bedroom, modern kitchen and boasts a Juliet balcony in the lounge. \*Early viewings advised\*.

## ENTRANCE HALL

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in utility cupboard housing Gledhill water system, Vent-Axia (ventilation) Unit, Bosch washer / dryer and shelving, additional meter cupboard. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Underfloor heating throughout this apartment. Doors lead to the shower room, bedroom and living room.

## LIVING ROOM

Bright and airy lounge with the benefit of a dual aspect, with a full length side window. The living room also boasts a fantastic Juliet Balcony allowing plenty of light and fresh air into the spacious room. This well designed room enables ample space for dining. TV and telephone points, ceiling spot lights and raise power sockets.

## KITCHEN

Fitted kitchen with a range of modern base and wall units. Stainless steel sink with mono block lever tap, draining board and window above. Built in mid height electric oven and four ring electric ceramic hob with chimney extractor hood and glass splashback. Integrated full height Bosch fridge and freezer.

## BEDROOM ONE

Generously sized master bedroom. Ceiling light, raised electric sockets, TV and phone point. Door to spacious walk-in wardrobe, providing ample hanging rails and shelving. The bedroom also has built in furniture.

## SHOWER ROOM

Modern suite comprising of a double walk-in shower with glass screen and hand rail, vanity unit with inset hand basin and light up mirror over, WC. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

## SERVICE CHARGE BREAKDOWN

- Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

# 1 BED | £240,000

Service charge: £3,076.51 per annum (for financial year ending 30/09/24).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

## LEASE INFORMATION

Lease length: 999 year from 1st Jan 2016

Ground rent: £495 per annum

Ground rent review: 1st Jan 2031

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL SERVICES

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

