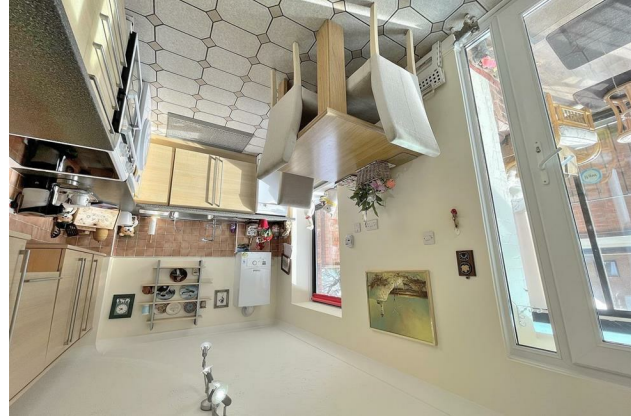
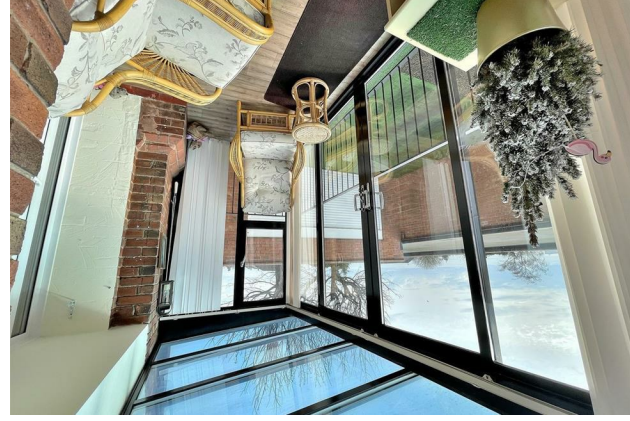
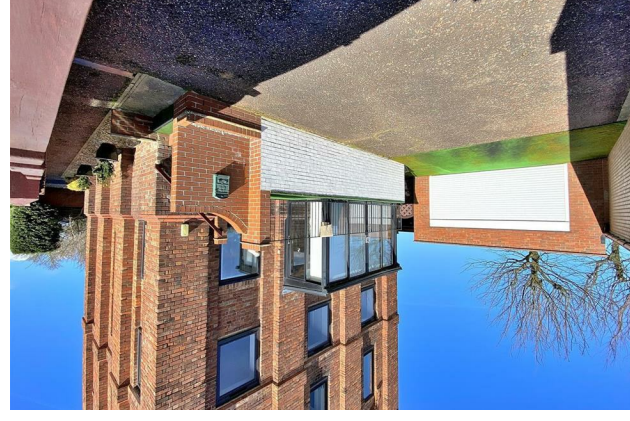
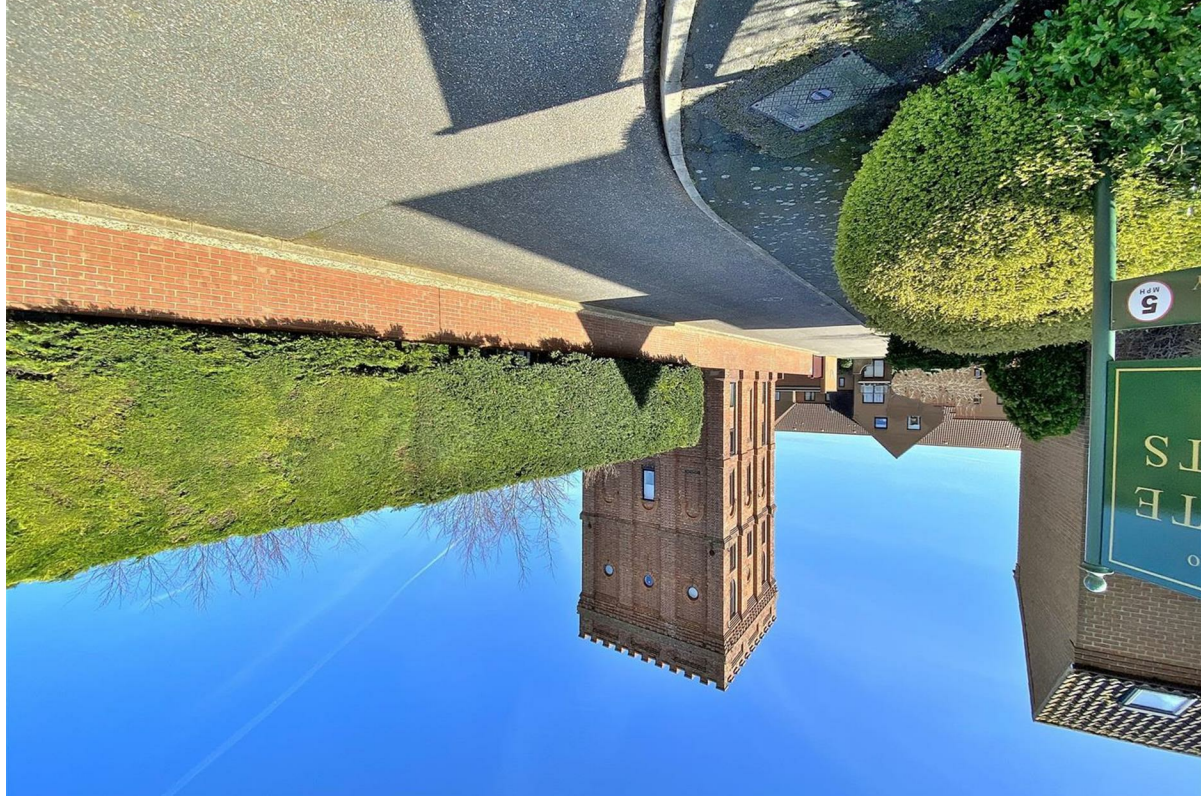


**DERSINGHAM OFFICE**

\*NO ONWARD CHAIN\* A ground floor apartment set within the historic Grade II listed former water tower (circa 1912) and offers accommodation including: Entrance Porch, Kitchen/Diner, Living Room, Inner Hall, Two Bedrooms and Shower Room. The property which benefits from black aluminium double glazed windows, has a courtyard area to the front giving off-road parking along with a double garage. This characterful former Heacham Water Works building is set in a prominent position within the popular Victorian coastal town of Hunstanton. Hunstanton has a wide range of shops and eateries along with a full range of other services including supermarkets, schools, doctor surgery, church and leisure facilities, including the nearby Hunstanton Golf Club being a championship golf course. There are local bus services to nearby villages and regular services to the town of King's Lynn (16miles) which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

**Apartment 1, Redgate Tower Kings Lynn Road, Hunstanton, PE36 5EA**

**Price £265,000 Leasehold**





## DOUBLE GLAZED ALUMINIUM SLIDING ENTRANCE DOOR TO:-

### ENTRANCE PORCH

10'10" x 5'0" (3.30 x 1.52)

Black aluminium double glazing, double glazed glass roof, vinyl floor covering, double glazed sliding doors to front, UPVC double glazed door to:-

### KITCHEN/DINER

13'9" x 8'2" (4.19 x 2.49)

Textured and coved ceiling, tiled floor, power points, plumbing provision for washing machine and dishwasher, wall mounted gas fired boiler, supplying domestic hot water and radiators, double radiator, double glazed black aluminium window to front, range of matching wall and base units with round edged worksurfaces over, tiled splash backs, stainless steel sink with single drainer and mixer tap over, water softener, New World electric cooker with a cooker hood set in a pull out canopy over, space for fridge freezer. Glazed panelled double doors to:-

### LIVING ROOM

15'1" x 12'0" max (4.60 x 3.66 max)

Textured and coved ceiling, power points, television point, telephone socket, double radiator, double glazed black aluminium windows to the side and front, feature fire place and hearth. Door to:-

### INNER HALL

Textured and coved ceiling, built-in storage cupboard, doors to:-

### BEDROOM ONE

12'5" max narrowing to 10'5" x 10'6" max (3.78 max narrowing to 3.18 x 3.20 max)

(max room measurements excluding fitted bedroom furniture) Textured and coved ceiling, power points, television point, double radiator, double glazed black aluminium window to side, fitted wardrobes with overhead cupboards.

### BEDROOM TWO

7'7" min x 6'8" max (2.31 min x 2.03 max)

Textured and coved ceiling, power points, single radiator, double glazed black aluminium window to side.

### SHOWER ROOM

8'10" x 3'2" min (2.69 x 0.97 min)

Textured and coved ceiling full height ceramic wall tiling, wall extractor, suite comprising built in shower cubicle with full height composite back splash and fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under along with a vanity mirror over, low level WC.

### OUTSIDE

A very useable, enclosed courtyard with a path to the front and double gates which give vehicular access. The courtyard also provides off-road parking and gives access to the double garage.

### DOUBLE GARAGE

18'2" x 17'6" (5.54 x 5.33)

Power roller door, power and lighting.

## DIRECTIONS

From Heacham continue towards Hunstanton on the A149 and at the roundabout at the top of the hill take the third exit continuing along the A149 where you will see the property prominently standing on the left hand side. Take the next left into Redgate Heights. Drive round to the rear into the courtyard of Apartment One where there are steps to the porch entrance door.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BAND

Band A - £1506.91 for 2024/2025

## ENERGY PERFORMANCE RATING

RATE - TBC

## LEASE INFORMATION

99 years from November 2003, 78 years remaining. There is no ground rent payment and no regular service charge, any communal maintenance on the building is agreed by Hunstanton Tower Management Limited which is owned in shares by the owners of the four properties and the costs are split accordingly.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corridors, etc. are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown hereon have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with AutoCAD 2008

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.