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Price £265,000 Leasehold



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

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.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

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

250 years from 29th September 1987, 213 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 (the owners of the four apartments in the building) who own the freehold in shares, and the costs are split accordingly.

GROUND FLOOR





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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

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We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

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We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

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We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

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