

Apartment 12, The Garden House, Boston Square, Hunstanton, PE36 6DU
NO ONWARD CHAIN - A first floor apartment offering accommodation including:-
Communal Entrance Hall with stairs to the first floor entrance door with Entrance Hall,
Lounge/Dining Room, Kitchen, Two Bedrooms and Wet Room. The property which
benefits from UPVC double glazing and night storage heating, has communal gardens
along with off road parking and an on site single garage.
The property is situated close to the sea front within the popular coastal town of
Hunstanton. The town has a wide range of facilities including a variety of small shops,
supermarkets, doctor surgery, church and leisure facilities. There are local bus services
to nearby villages and regular services to the town of King's Lynn which offers a wider
range of shopping facilities together with a direct rail link London.



Price £195,000 Leasehold



COMMUNAL ENTRANCE

Communal entrance hall with stairs to the first floor and a communal landing giving access to the entrance door of the apartment.

ENTRANCE HALL

Skimmed and coved ceiling, laminate flooring, power points, entrance door intercom, night storage heater, airing cupboard housing hot water cylinder, doors to:-

KITCHEN

10'6" x 7'5" max (3.20 x 2.26 max)

Skimmed and coved ceiling with inset spot lights, UPVC double glazed window to rear, power points, night storage heater, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl sink unit with single drainer and mixer tap over, plumbing provision for washing machine, built-in electric oven, built-in ceramic hob with stainless steel extractor hood over, built-in dishwasher.

LOUNGE/DINING ROOM

19'5" x 9'4" max (5.92 x 2.84 max)

Skimmed and coved ceiling, laminate flooring, power points, television point, night storage heater, UPVC double glazed window to front.

BEDROOM ONE

12'3" x 9'3" (3.73 x 2.82)

Skimmed and coved ceiling, power points, night storage heater, UPVC double glazed window to rear.

BEDROOM TWO

7'9" x 6'10" (2.36 x 2.08)

Skimmed and coved ceiling, power points, night storage heater, UPVC double glazed window to rear.

WET ROOM

10'8" min x 4'4" min (3.25 min x 1.32 min)

Skimmed and coved ceiling with inset spot lights, fitted non slip vinyl flooring with floor drain and fitted electric shower, mostly full height ceramic wall tiling, UPVC double glazed window to side, chrome heated towel rail, wash hand basin, low level WC.

OUTSIDE

There are communal garden areas and to the rear of the building is a large car parking area which has a barrier at the entrance for security. The property also benefits from one allocated parking space and a single garage.

ADDITIONAL NOTES

TENURE

Leasehold - The freehold of the building is owned by The Garden House Management Company of which each of the 20 apartment owners has a share. The annual service charge is currently £844.00 which includes building insurance and upkeep of the communal areas.

LEASE DETAILS

125 years lease (commencing 1st November 2000).

Please note the Lease states that the property can not be sub-let. Pets are considered with written consent of the Management company.

COUNCIL TAX

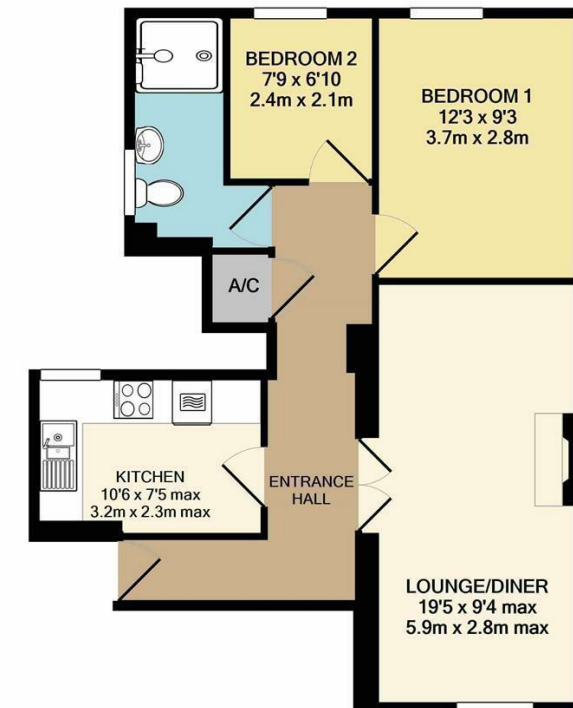
Band B = £1,683.35 for 2023/24.

ENERGY RATING

EPC - E

DIRECTIONS

From the roundabout at the green in the centre of Hunstanton proceed northwards along Cliff Parade passing Cliff Terrace on your right and then the first turning into Boston Square on the right and then take the next turning into Boston Square on the right where the property will be found immediately on the left hand side.



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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