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Price £195,000 Leasehold



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.

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

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

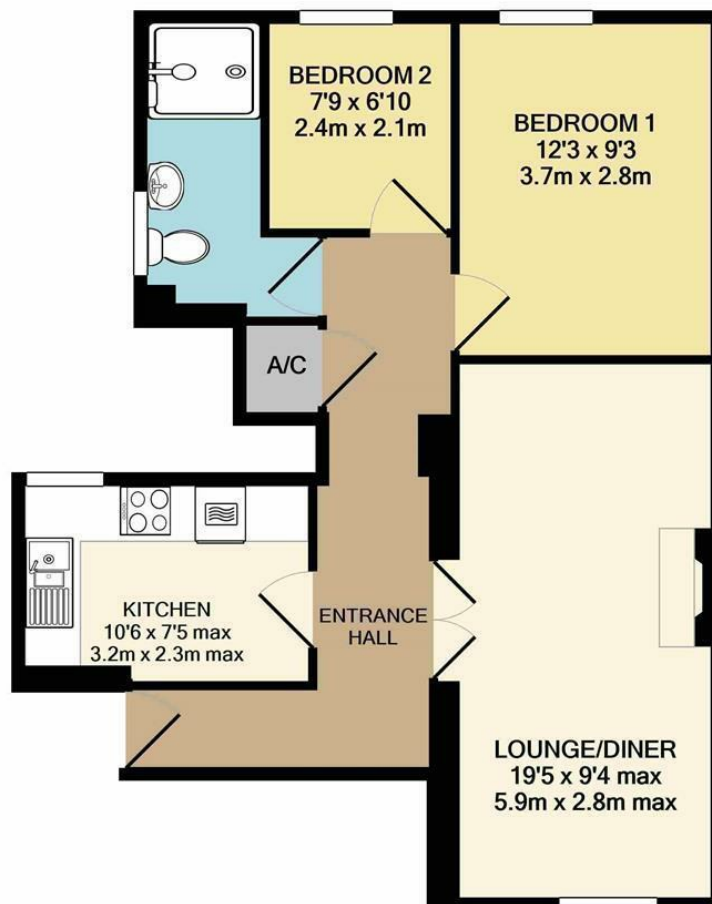
Band B = £1,683.35 for 2023/24.

ENERGY RATING

EPC - E

DIRECTIONS

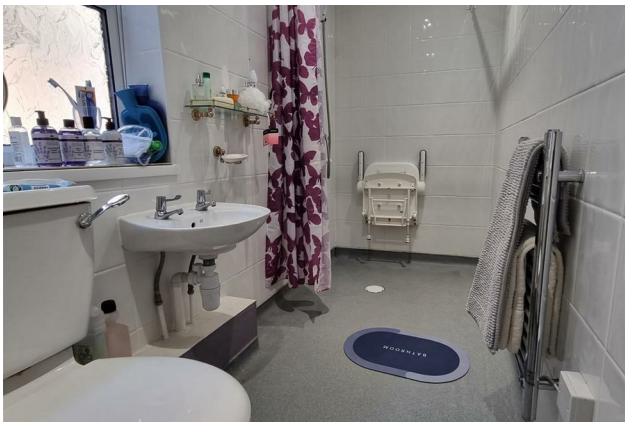
From the roundabout at the green in the centre of Hunstanton proceed northwards along Cliff Parade passing Cliff Terrace on your right and then the first turning into Boston Square on the right and then take the next turning into Boston Square on the right where the property will be found immediately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

REFERRAL SERVICE PROVIDERS:

Conveyancing

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.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

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.

Energy Performance Certificates

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.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.