

Geoffrey & Collings Co

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Fixed Asking Price £85,000 Leasehold



58 Lyndhurst Court, Hunstanton, Norfolk, PE36 5AE

NO ONWARD CHAIN - A purpose built third floor retirement flat offering accommodation including; Entrance Hall, Kitchen, Living Room, Two Bedrooms and Bathroom. The property which is specifically for the over 60's benefits from UPVC double glazing and night storage heating has communal parking, delightfully maintained communal gardens, communal lounge, laundry room and guest rooms.

The property is situated within the popular coastal town of Hunstanton, which offers 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 AREAS

The property has a secure entrance to the main foyer with access to the Manager's Office and residents' lounge. There is also a guest suite and lift access to all floors. The third floor hallway gives access to the entrance door to the flat which leads to:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power points, emergency alarm pull cord, night storage heater, walk-in storage cupboard with opening into the airing cupboard which has shelving and houses the hot water cylinder. Doors to Bathroom, Bedroom One and Living Room.

BATHROOM

5'7" min opening to 6'10" x 5'7" max (1.70 min opening to 2.08 x 1.70 max)

Textured and coved ceiling, ceiling extractor, full height ceramic wall tiling, electric wall heater, suite comprising panelled bath with electric shower over, wash hand basin set on a vanity unit with cupboard under, low level WC.

BEDROOM ONE

13'5" x 8'10" (4.09 x 2.69)

Textured and coved ceiling, power points, emergency alarm pull cord, night storage heater, UPVC double glazed window to front, built-in wardrobe.

LIVING ROOM

16'9" x 10'6" (5.11 x 3.20)

Textured and coved ceiling, power points, television point, telephone socket, emergency alarm pull cord, night storage heater, UPVC double glazed window to front, feature ornamental fireplace, double doors to Kitchen, arched opening through to:-

BEDROOM TWO

14'9" x 9'5" (4.50 x 2.87)

NB - Could be used as a Dining Room.

Textured and coved ceiling, power points, electric wall heater, emergency alarm pull cord, UPVC double glazed window to front.

KITCHEN

9'11" max x 8'6" min opening to 9'3" max (3.02 max x 2.59 min opening to 2.82 max)

Textured and coved ceiling, power points, electric wall heater, full height ceramic wall tiling, range of matching wall and base units with round edged work surfaces over, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with cooker hood over, space for under counter fridge.

OUTSIDE

The development has delightfully maintained communal gardens and communal parking.

LEASE DETAILS

We understand the Lease is for a term of 125 years from 1st May 1992 (94 years remaining).

The current Ground Rent is £250.00 per annum.

The current service charge period is 1st September 2023 to 28th February 2024 and is the sum of £1,907.99.

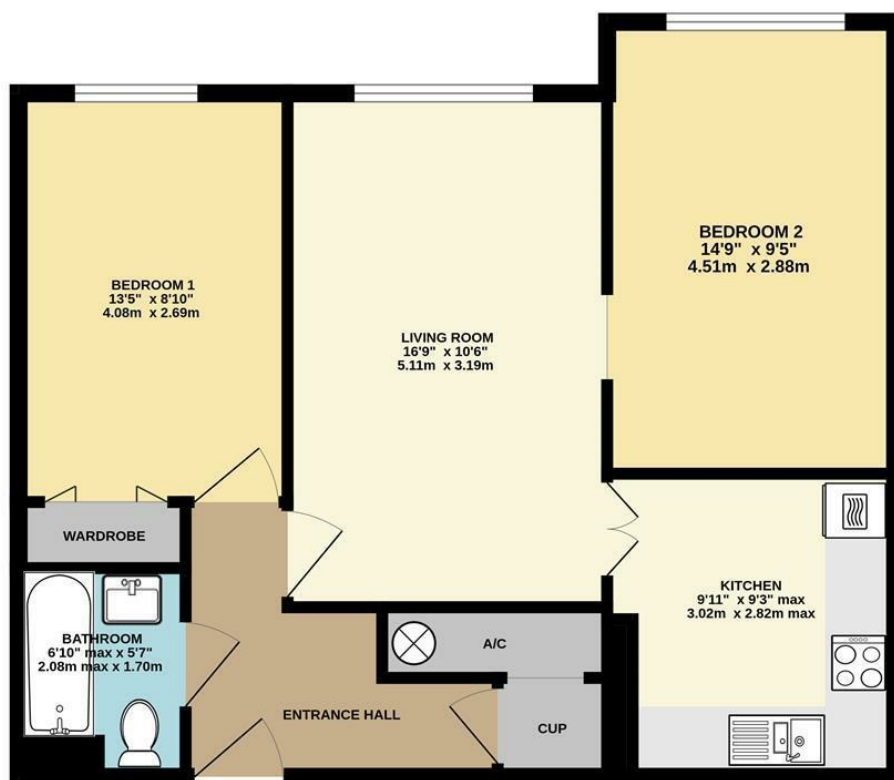
EPC
Rating C.

COUNCIL TAX
Band C = £1,923.81 for 2023/24.

SERVICES
Mains electricity, mains water, mains drainage.

DIRECTIONS
From our Dersingham office head out of the village towards Kings Lynn and at the roundabout take the second exit onto A149 towards Hunstanton. Continue along A149 passing by the village of Heacham and head to Hunstanton. At the roundabout take the third exit onto King's Lynn Road. Continue along and take the second turning left into Sandringham Road and Lyndhurst Court will be found further along on the left hand side past Collingwood Road. NOTE - There is no visitor parking in Lyndhurst Court so you will need to park along Sandringham Road and walk into the development to the main entrance at the rear.

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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;

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.