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**Price £210,000 Leasehold**



### **Flat 3, Belgrave Court Northgate, Hunstanton, Norfolk, PE36 6DF**

NO ONWARD CHAIN - A first floor flat set in a purpose built block containing only 8 flats and offering accommodation including:- entrance hall, kitchen/diner, living room, two double bedrooms, shower room, separate WC. The property which requires a schedule of refurbishment benefits from UPVC double glazing and an en bloc garage, along with communal gardens to the front and rear and an enclosed bin store.

The property is situated within the popular 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 **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

## **COMMUNAL ENTRANCE DOOR TO:-**

### **COMMUNAL ENTRANCE HALL**

Stairs to first floor landing along with entrance door to the property.

### **ENTRANCE HALL**

Textured ceiling with moulded coving. Power point. Built-in storage cupboard. Airing cupboard housing hot water cylinder. Doors to:-

### **KITCHEN/DINER**

12'1" min x 11'2" (3.68 min x 3.40)

Textured ceiling with moulded coving. Power points. Plumbing provision for washing machine. UPVC double glazed window to front. Range of matching wall and base units with round edged work surfaces over. Tiled splash backs. Stainless steel sink with single drainer and mixer tap over. Space for cooker with cooker hood over. Spaces for under counter fridge and freezer.

### **LIVING ROOM**

19'3" x 12'0" (5.87 x 3.66)

Textured ceiling with moulded coving. Power points. Television point. Telephone socket. UPVC double glazed window and UPVC double glazed door to front balcony.

### **BEDROOM 1**

13'5" x 12'1" (4.09 x 3.68)

Textured ceiling with moulded coving. Power points. UPVC double glazed window to rear. Built-in wardrobe with double doors.

### **BEDROOM 2**

13'6" x 11'5" (4.11 x 3.48)

Textured ceiling with moulded coving. Power points. UPVC double glazed window to rear. Built-in wardrobe.

### **SHOWER ROOM**

7'10" max x 6'10" max (2.39 max x 2.08 max)

Textured ceiling with moulded coving. UPVC double glazed window to side. Full height ceramic wall tiling. Wall extractor. Light shaver socket. Suite comprising corner shower cubicle with full height ceramic wall tiling and fitted system mixer shower. Pedestal wash hand basin. Low level WC.

### **SEPARATE WC**

7'4" min x 2'11" (2.24 min x 0.89)

Textured ceiling with moulded coving. UPVC double glazed window to side. Light shaver socket. Low level WC. Wash hand basin with tiled splash back.

## **OUTSIDE**

### **FRONT**

Communal garden laid mainly to lawn with borders containing mature shrubs and plants. Paved path to communal entrance door.

### **REAR**

Communal garden areas with inset shrubs and plants along with an enclosed bin store and vehicular access to the garages. The property has a single garage.



## DIRECTIONS

From Hunstanton town centre turn into Northgate and continue for some distance and the property will be found further along on the right hand side.

## SERVICES

Main supply services of water, electricity and drainage are understood to be installed.

## COUNCIL TAX

Council Tax Band - C. £1923.81 payable 2023/24. Further information may be obtained from the Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn.

## ENERGY PERFORMANCE CERTIFICATE

EPC -

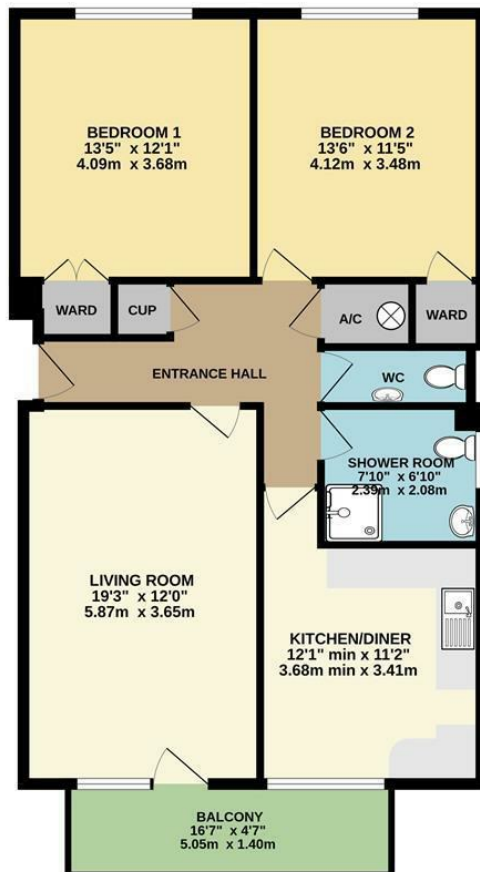
## LEASE INFORMATION

LEASE: 997 years from 29/09/1969

GROUND RENT: £60 per annum

SERVICE CHARGE: £1200 per annum - AGM due shortly to decide on new charge if relevant.

GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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 is given 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.