



Tudor Rose, Northgate, Hunstanton, PE36 6AP

welcome to

Tudor Rose, Northgate, Hunstanton

SEA VIEW AND CLOSE TO THE TOWN CENTRE & BEACH - A beautifully presented light and SPACIOUS second floor apartment. The building benefits from a LIFT and the apartment has 2 bedrooms, modern kitchen and bathroom, lounge-diner with sea view and PARKING to the front. NO ONWARD CHAIN!



Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Communal Entrance Hall

Staircase to second floor leading to:

Private Entrance Hall

Large airing cupboard with space and plumbing for washing machine. Doors to:

Lounge-Diner

18' 10" x 13' 1" max (5.74m x 3.99m max)
UPVC double glazed window to the front with sea view, radiator and opening to:

Kitchen Area

Range of wall and base units with worksurfaces over and incorporating inset sink and drainer. Built in oven and hob with extractor over, fridge/freezer, dishwasher. Part tiled walls and UPVC double glazed window.

Bedroom One

10' 9" x 9' 8" (3.28m x 2.95m)
UPVC double glazed window, radiator

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)
UPVC double glazed window, radiator

Bathroom

Bath with shower over, WC, wash hand basin, radiator

Study / Storage Area

With shelving for storage and leading to the lift

Outside

Car parking space to the front

Agents Note

The property is leasehold for a term of 999 years with 993 years remaining. The current service charge is £1412.25 per annum. Pets are not allowed. Long term letting is permitted with consent but not holiday letting.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Tudor Rose, Northgate, Hunstanton

- Spacious 2nd Floor Apartment
- 2 Bedrooms & Bathroom
- Fantastic Location - Close To Town & Seafront
- No Onward Chain
- Parking To Front

Tenure: Leasehold EPC Rating: E

£190,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HUN105091 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk