



**Lyndhurst Court, HUNSTANTON, PE36 5AE**

**welcome to**

**Lyndhurst Court, HUNSTANTON**

A modern & well-presented, one bedroom apartment located within the heart of the coastal town of Hunstanton. This over 60's retirement apartment offers a large lounge/diner, modern kitchen, good-sized bedroom & shower room, whilst boasting an array of communal areas & beautiful gardens.



## Accommodation:

### Entrance Hall

Door to the front. Cupboard housing hot water tank & immersion.

### Lounge / Diner

16' 1" x 10' 1" ( 4.90m x 3.07m )

Double-glazed window to the front. Electric radiator. Fireplace with electric fire.

### Kitchen

7' max x 6' max ( 2.13m max x 1.83m max )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit & an electric hob with stainless steel cooker hood over. There is also space for an under-counter fridge, as well as space for a fridge/freezer. Double-glazed window to the side.

### Bedroom

13' 1" x 8' 1" ( 3.99m x 2.46m )

Double-glazed window to the front. Electric radiator. Fitted wardrobes.

### Shower Room

Fitted with WC, wash hand basin & walk-in shower cubicle with electric shower. Electric heater.



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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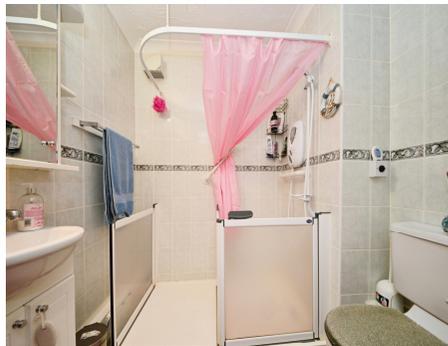
welcome to

## Lyndhurst Court, HUNSTANTON

- One bedroom apartment
- Retirement property
- Easy walking distance to the town centre & seafront
- Communal areas including guest suite & residents lounge
- Modern kitchen & shower room

Tenure: Leasehold EPC Rating: C

**£110,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HUN106056 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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