



Clarence Court, Hunstanton, PE36 6EB

welcome to

Clarence Court, Hunstanton

**** AMAZING SEA VIEWS **** We are delighted to bring to market this recently refurbished, simply stunning second floor apartment offering amazing sea views. The property boasts a modern kitchen, large lounge with balcony to make the most of the views, 2 bedrooms, shower room & parking. Must be seen!



Accommodation:

Hall

Large storage cupboard. A new intercom entry system is currently being installed to each property within the building.

Kitchen

12' x 7' 7" (3.66m x 2.31m)

This fitted kitchen includes both wall & base units with work surfaces over, stainless steel sink and drainer unit. A low-level electric oven, and an electric hob with stainless steel extractor hood over. There is also an integrated fridge/freezer and slimline dishwasher. Tiled splashback. Double-glazed window to the front and side. Two storage cupboards, one of which houses a new washing machine.

Lounge/ Diner

16' 8" max x 12' 2" max (5.08m max x 3.71m max)

Vodafone internet connection, television point.

Slimline electric panel heater. Double-glazed sliding patio doors leading out to the balcony with beautiful sea views.

Bedroom One

13' x 9' (3.96m x 2.74m)

Double-glazed window to the side and rear. Slimline electric panel heater, double wardrobe.

Bedroom Two

13' 11" max x 7' 5" max (4.24m max x 2.26m max)

Double-glazed window to the rear. Slimline electric panel heater, double wardrobe.

Shower Room

Fitted with WC, wash hand basin with vanity unit, and shower cubicle with electric shower. Heated towel rail. Shaver point. Double-glazed window to the side.

Agents Notes

This property is leasehold for a term of 999 from 1972. The current service charges, paid every 6 months, is £892.95 and building insurance is included. Long term letting is allowed but not holiday letting. Pets are not allowed.



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welcome to

Clarence Court, Hunstanton

- Stunning Sea Views
- Recently Refurbished Two Bedroom Second Floor Apartment
- Fully Furnished
- Large Lounge with Balcony
- Central to Hunstanton

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1785.90

Ground Rent: 840.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106225 - 0011

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.

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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