



Curlew Close, Hunstanton, PE36 5PT

welcome to

Curlew Close, Hunstanton

This ground floor apartment is spacious, modern and beautifully presented with an open plan living/diner/kitchen, a double bedroom and bathroom. The property also benefits from allocated parking and a bike store. A must view!



Accommodation:

Entrance Hall

Door to lobby. Phone entry system. Storage/airing cupboard.

Open Plan Lounge/Kitchen/Diner

25' 6" max x 12' 3" max (7.77m max x 3.73m max)

Kitchen/ Dining Area

Range of wall and base units with inset sink and drainer and fitted worksurfaces. Built-in electric double oven and gas hob with stainless steel extractor over. Integrated fridge/freezer, dishwasher and washing machine. Tiled floor, gas boiler. Double glazed window to the front. Radiator.

Lounge Area

Two double glazed windows to the front. One double glazed window to the side. Radiator. Television and telephone points.

Bedroom

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window to the rear. Radiator. Television and telephone points.

Bathroom

8' 8" x 7' 11" max (2.64m x 2.41m max)

Bath with shower over, WC, wash hand basin, radiator, part tiled walls and UPVC double glazed window.

Outside

Allocated parking space and bike store.

Tenure

The property is leasehold for a term of 125 years with approximately 120 years remaining. The annual ground rent is £115 and the service charge is £826.29. The property can be let and pets are allowed.

Agents Note

Tenant in situ.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Curlew Close, Hunstanton

- *NO CHAIN*
- Modern & Spacious Ground Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/ Lounge/ Diner
- Allocated Parking & Bike Store

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106263 - 0005

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