



**Garden House, Boston Square, Hunstanton, PE36 6DU**



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## **Garden House, Boston Square, Hunstanton**

Set within an enviable location within the coastal town of Hunstanton & boasting stunning sea views, is this beautifully presented 2 bed apartment. This modern home is beautifully presented, offering a spacious lounge/diner & generous bedrooms, plus lift access & communal residents parking.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation:

Entrance door to:

## Entrance Hall

Door to the front. Electric storage heater.

## Lounge / Diner

14' 1" max x 11' max ( 4.29m max x 3.35m max )

Double-glazed window to the front. Electric storage heater.

## Kitchen

10' max x 5' 11" max ( 3.05m max x 1.80m max )

This modern, fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a mid-level electric oven, and an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine.

## Bedroom One

13' 1" max x 13' 1" max ( 3.99m max x 3.99m max )

Double-glazed window to the front. Electric storage heater. Television point. Storage cupboard housing hot water tank.

## Bedroom Two

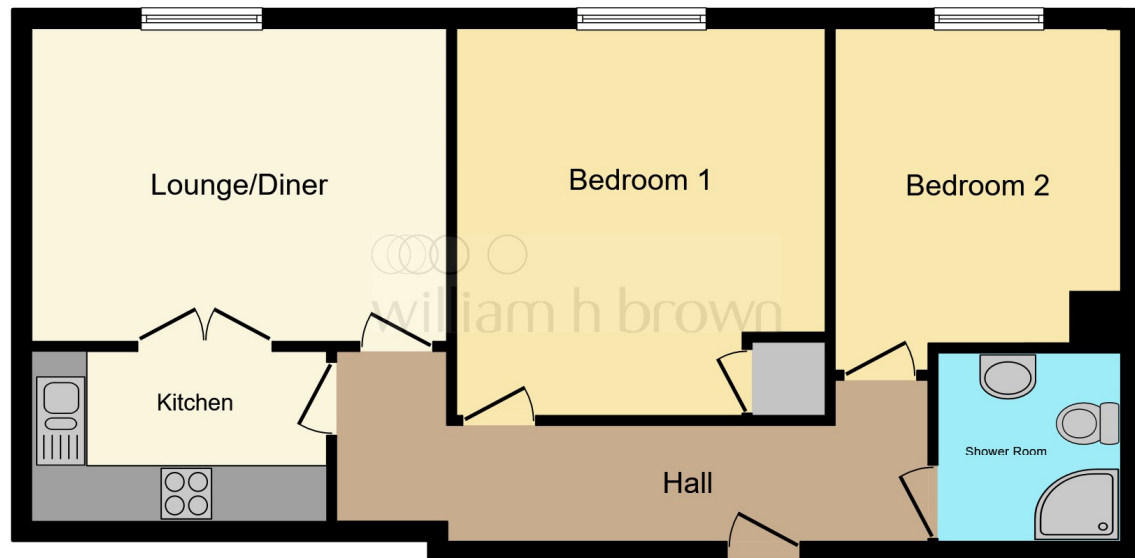
12' max x 10' max ( 3.66m max x 3.05m max )

## Bathroom

Fitted with close coupled WC, wash hand basin with vanity unit & corner shower cubicle. Extractor fan & shaver point. Heated towel rail.

## Outside

The property benefits from access to a communal residents car park which can be accessed via a key fob.



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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## **Garden House, Boston Square, Hunstanton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom apartment
- Stone's throw from the seafront & town centre

Tenure: Leasehold EPC Rating: D

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.

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106632 - 0003

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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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