



**Apartment 1, Regency Court Apartments, Manor Road,
Hunstanton, PE36 5AY**

welcome to

Apartment 1, Regency Court Apartments, Manor Road, Hunstanton

Apartment One, Regency Court situated on the ground floor is a 1 bedroom brand new home with flooring included throughout. EV charging point & parking. Camera door entry system. Set in attractive grounds. TWO VIEW HOMES AVAILABLE TO VIEW BY APPOINTMENT.

The Developer

Built and constructed by Wynbrook Limited in conjunction with The Care Build Group who provide fully-funded new build development solutions to operators within the elderly and supporting the living sector.

The company was founded by Ashley Cooper and Steve Day, together they have over 40 years' experience in delivering projects within the Care Sector and have delivered over 30 plus new build Care Facilities to a wide range of clients within the sector.

Regency Court is a private open market development built by Wynbrook Limited with separate entrance within close proximity to Regency Manor Care Facilities.

Accommodation Comprises:

Entrance Lobby

Camera door entry system. Maintenance cupboards. Post boxes. Door to Entrance Hall.

Entrance Hall

Platform lift & stairs to first floor. Door to flats 1-4.

Hallway

Doors off. Storage cupboard housing washer dryer. Carpet

Lounge Dining Area

19' 2" x 12' 1" (5.84m x 3.68m)

UPVC double glazed window to front. TV & telephone points. Opening to the kitchen. Carpet.

Kitchen

8' 10" x 6' (2.69m x 1.83m)

Symphony kitchen units with soft close doors, laminate worktop & matching upstand. Induction hob, eye level oven, extractor, integrated fridge/freezer, integrated slimline dishwasher, splashback, stainless steel sink with mixer tap over, Wood effect flooring. UPVC window to side.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

UPVC double glazed window to front and side. TV and telephone point. Carpet.

Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)

High specification chrome sanitary fittings. Heated towel rail. Sink with vanity unit below and tiled splash back. Low flush WC. Enclosed shower. Full height tiling to shower area. Wood effect flooring.

Outside

Two visitor spaces. Private parking space with EV charging point. Bike/mobility scooter storage. Bin store. Communal gardens and paths.

Specification

KITCHEN

Symphony kitchen units with laminate worktop & upstand

Induction hob

Eye level oven

Extractor

Integrated fridge/freezer

Integrated slimline dishwasher

Splashback

Stainless steel sink with mixer tap over

Wood effect flooring

SHOWER ROOM

High specification chrome sanitary fittings

Heated towel rail

Sink with vanity unit below

Low flush WC

Enclosed shower

Full height tiling to shower area

Tiled splash back to sink

Wood effect flooring

ELECTRICAL

Fibre connection

Electric Panel Radiators

Mechanical Heat Recovery system

Vertical platform lift in the main hallway

Camera door entry system





OUTSIDE

Two visitor spaces
Private parking space with EV charging point
Bike/mobility scooter storage
Bin store
Communal gardens and paths

OTHER

Pets welcome (subject to management approval)
Entrance lobby and separate entrance hall leading to all apartments
10 Year Advantage Build Warranty
Contemporary designed Communal areas
Internal letter box area for each apartment
Contemporary doors with chrome door furniture

Location

Hunstanton famous for its striped cliffs, acres of sand and clear shallow water is one of West Norfolk's favourite holiday locations. The town centre and seafront are both easily from Regency Court.

Take a walk along the stunning coastline and explore hidden rock pools and stretches of sand and pebble beaches. The Norfolk Coast Path passes close by the area, providing opportunities for hikers and casual walkers alike to explore the coastline and the surrounding countryside. Within the town itself there are also plenty of stunning outdoor areas, community events to enjoy along with well-maintained gardens and beautiful floral displays.

Hunstanton known for being a bustling seaside town in the summer months, located on the west Norfolk coast affectionately known as "Sunny Hunny", is famous for its breath-taking sunsets. It has managed to retain its Victorian charm and is a popular holiday destination attracting many visitors each year. Hunstanton has many attractions and activities including sensory garden, bowls green, a beautiful beach, an aquarium, a theatre, a leisure centre with swimming pool and gym, a great mix of cafes, restaurants, shops, hotels, pubs, promenade, pier and holiday accommodation, creating a vibrant local community.

Agents Notes

All utilities, home contents insurance, Broadband and council tax are the responsibility of the home owners.
Internal photographs shown maybe from the two view homes (plots 1 and 4 with carpets fitted).
Surrounding area photographs have also been used.
The measurements to the lounge diner include the kitchen area.
Homeowners will each own 1/8th Share hold to freehold.
Photographs with furniture shown have been digitally dressed and are for indicative purposes only.

Management Service Charges

A monthly service charge will be taken for the upkeep of:

Window Cleaning
Landscaping maintenance
Cleaning & maintenance of Communal areas
Electricity, heating & lighting in Communal areas
Future maintenance management fund
Buildings Insurance



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welcome to

Regency Court Apartments

- Apartments available to reserve now & two View Homes!
- Integrated fridge/freezer, integrated slimline dishwasher. Washer drier.
- 10 Year Advantage Build Warranty
- 1 bedroom ground floor brand new flat with parking & EV charging
- Two visitor spaces.

Tenure: Leasehold EPC Rating: Exempt

Ground Rent: Ask Agent

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.

£200,000



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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Property Ref:
HUN106647 - 0017

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