



Lynfield Flats, Avenue Road, Hunstanton, PE36 5HW

welcome to

Lynfield Flats, Avenue Road, Hunstanton

Ground floor apartment just a short walk from Hunstanton town centre and beach. Two bedrooms, spacious lounge with bay window, kitchen, and bathroom. Share of freehold. No chain.



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.

Communal Entrance Hall

Door to:

Entrance Hall

Lounge

14' 11" x 12' 9" into bay plus door recess (4.55m x 3.89m into bay plus door recess)

Kitchen

10' 11" x 6' 2" max (3.33m x 1.88m max)

Bedroom One

14' 11" x 8' 10" max narrowing to 4' 9" (4.55m x 2.69m max narrowing to 1.45m)

Bedroom Two

9' 9" max x 7' 11" max (2.97m max x 2.41m max)

Bathroom



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground floor apartment in prime central Hunstanton location
- Just a short walk to the town centre, beach and promenade

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

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.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106701 - 0002

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