



**Apartment 8, Regency Court Apartments, Manor Road,
Hunstanton, PE36 5AY**

welcome to

Regency Court Apartments Manor Road, Hunstanton

Apartment 8 is situated on the ground floor and is a 2 bedroom home with lounge/diner leading to the kitchen with integrated appliances, shower room & en-suite. Parking space with EV charging. READY TO MOVE INTO, COMPLETE WITH FLOORING.

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.

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 & EN-SUITE

High specification chrome sanitary fittings
Heated towel rail
Sink with vanity unit below & splashback
Low flush WC
Enclosed shower
Full height tiling to shower area
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
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





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

Storage cupboard housing washer dryer. Fitted carpet.

Lounge/Diner

12' 8" x 11' min (3.86m x 3.35m min)
UPVC double glazed window to front. TV & telephone points. Fitted carpet. Opening though to the kitchen.

Kitchen

10' x 7' 8" (3.05m x 2.34m)
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.

Bedroom One

14' x 9' 3" (4.27m x 2.82m)
UPVC double glazed window to side. TV and telephone point. Door to en-suite. Fitted carpet.

En-Suite

High specification chrome sanitary fittings. Heated towel rail. Sink with vanity unit below & splashback. Low flush WC. Enclosed shower. Tiling. Wood effect flooring. UPVC double glazed window to rear.

Bedroom Two

11' 1" Max x 8' 2" Max (3.38m Max x 2.49m Max)
UPVC double glazed window to rear. Fitted carpet.

Shower Room

8' 2" x 6' 7" (2.49m 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. UPVC double glazed window to rear.

Outside

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

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.

Agents Notes

A Reservation Fee of £1000 is required to secure your new home (fully refundable within the initial 14 day cooling off period, solicitor costs may be deducted thereafter).

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. Photographs with furniture shown have been digitally dressed and are for indicative purposes only.

Homeowners will each own 1/8th Share hold to freehold.

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, Manor Road, Hunstanton

- 2 bedroom ground floor flat with en-suite & parking
- Flooring included throughout to this home
- Camera door entry system
- Integrated fridge/freezer, integrated slimline dishwasher, washer/dryer
- Private development of 8 homes

Tenure: Leasehold EPC Rating: Exempt

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.

£250,000



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:
HUN106795 - 0012

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