



Lyndhurst Court, Hunstanton, PE36 5AE

welcome to

Lyndhurst Court, Hunstanton

- Ground Floor Retirement Apartment
- Kitchen
- Lounge
- Double Bedroom
- Bathroom

Tenure: Leasehold EPC Rating: C

offers in excess of

£90,000

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

HUN104470 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, a bank and building society, and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Entrance Hall

Large storage cupboard, wall light.

Lounge

14' 8" x 10' 5" (4.47m x 3.17m)
UPVC double glazed window and door to the front, electric storage heater, feature fireplace and wall lights.

Kitchen

7' 4" x 5' 8" (2.24m x 1.73m)
Range of wall and base units with inset sink and drainer and fitted worksurfaces. Built in oven and hob with extractor over, space for fridge and freezer. Part tiled walls, Dimplex wall heater.

Bedroom

11' 3" x 8' 8" (3.43m x 2.64m)
UPVC double glazed window, electric storage heater, built in wardrobe.

Bathroom

Bath with shower over, WC, wash hand basin with vanity unit, tiled walls and wall heater.

Agents Note

There is a communal lounge, conservatory and laundry room for the residents to use as well as a guest bedroom for visitors.

Outside

There are communal gardens to the front and rear of the building and a car park for residents.

Tenure

The property is leasehold for a term of 125 years with approximately 97 years remaining. The current ground rent is £370.42 and the service charge is currently £1941.48.



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