



Tudor Rose, Northgate, Hunstanton, PE36 6AP

welcome to

Tudor Rose, Northgate, Hunstanton

SEA VIEW AND CLOSE TO THE TOWN CENTRE & BEACH - A beautifully presented light and SPACIOUS second floor apartment. The building benefits from a LIFT and the apartment has 2 bedrooms, modern kitchen and bathroom, lounge-diner with sea view and PARKING to the front. NO ONWARD CHAIN!



Communal Entrance Hall

Staircase to second floor leading to:

Private Entrance Hall

Large airing cupboard with space and plumbing for washing machine. Doors to:

Lounge-Diner

18' 10" x 13' 1" max (5.74m x 3.99m max)

UPVC double glazed window to the front with sea view, radiator and opening to:

Kitchen Area

Range of wall and base units with worksurfaces over and incorporating inset sink and drainer. Built in oven and hob with extractor over, fridge/freezer, dishwasher. Part tiled walls and UPVC double glazed window.

Bedroom One

10' 9" x 9' 8" (3.28m x 2.95m)

UPVC double glazed window, radiator

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

UPVC double glazed window, radiator

Bathroom

Bath with shower over, WC, wash hand basin, radiator

Study / Storage Area

With shelving for storage and leading to the lift

Outside

Car parking space to the front



view this property online williamhbrown.co.uk/Property/HUN106802



welcome to

Tudor Rose, Northgate, Hunstanton

- Spacious 2nd Floor Apartment
- 2 Bedrooms & Bathroom
- Fantastic Location - Close To Town & Seafront
- Parking to front
- No onward chain

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



view this property online williamhbrown.co.uk/Property/HUN106802



Property Ref:
HUN106802 - 0009

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.

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.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property