





Buckingham Court, HUNSTANTON PE36 6DA

william h brown

Welcome to

Buckingham Court, HUNSTANTON

Situated in the heart of Hunstanton, this beautifully presented apartment offers spacious accommodation, sea views and the convenience of a garage, all within easy reach of the town's amenities and seafront. The property is presented in excellent condition, creating a home that is ready to move straight into and enjoy. A particular highlight is the impressive 22'2 lounge/diner, where a large bay window enjoys distant views of the sea, creating a wonderful backdrop for everyday living and entertaining. The fitted kitchen is both practical and well appointed, while the apartment also benefits from two generous double bedrooms and a bathroom. Further benefits include gas central heating and double glazing, ensuring comfort throughout the year. Outside, residents can enjoy the communal gardens, while a garage provides valuable parking and storage, an increasingly sought after feature in coastal locations. Offered for sale with no onward chain, this is an excellent opportunity to secure a spacious and well maintained apartment in one of North Norfolk's most popular seaside destinations. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



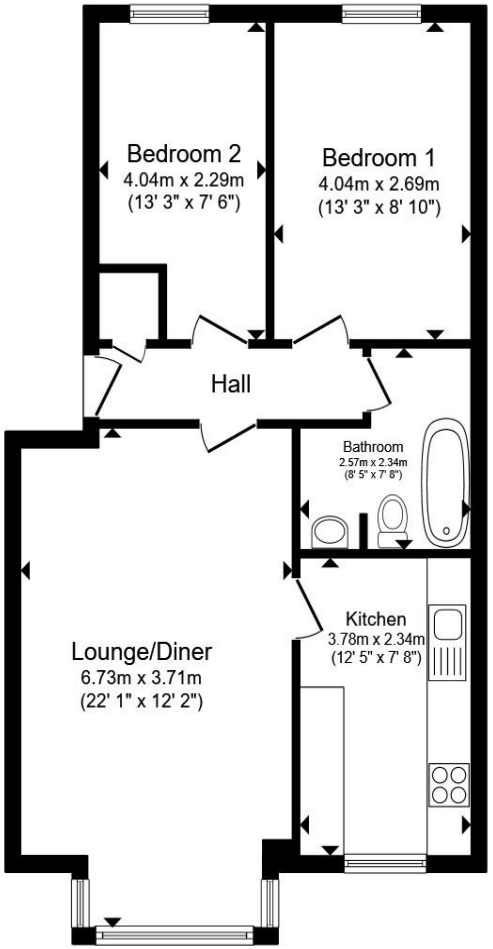












Entrance Hall

Kitchen

Lounge-Diner

Bedroom One

Bedroom Two

Bathroom

Total floor area 61.5 m² (662 sq.ft.) approx

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.propertybox.io

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Welcome to

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- Spacious apartment in Hunstanton
- Distant sea views from the lounge/diner
- Impressive 22'2 lounge/diner with bay window
- Two double bedrooms
- Fitted kitchen and bathroom
- Gas central heating and double glazing
- Communal gardens and garage
- No onward chain

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1200.00
Ground Rent: 26.00

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.

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107157

The Property Ombudsman

Property Ref:
HUN107157 - 0007

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.

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