





**Redgate Heights, Kings Lynn Road, Hunstanton PE36 5EA**

william h brown

*Welcome to*

# Redgate Heights, Kings Lynn Road, Hunstanton

An excellent opportunity to acquire a ground floor flat in the ever popular Victorian seaside town of Hunstanton, perfectly positioned to enjoy the charm of the coast and the town's wide range of amenities. The property offers well arranged accommodation, with a spacious open plan lounge/diner/kitchen forming the heart of the home ideal for modern living, whether relaxing or entertaining. The layout creates a light and sociable space that is both practical and inviting. There are two bedrooms, providing flexibility for guests, a home office or additional storage, along with a shower room. Whether you are seeking a first step onto the property ladder, a coastal retreat or an investment opportunity, this flat offers versatility in a highly desirable location. Offered for sale with no onward chain, the property is ready for a straight forward purchase. 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.



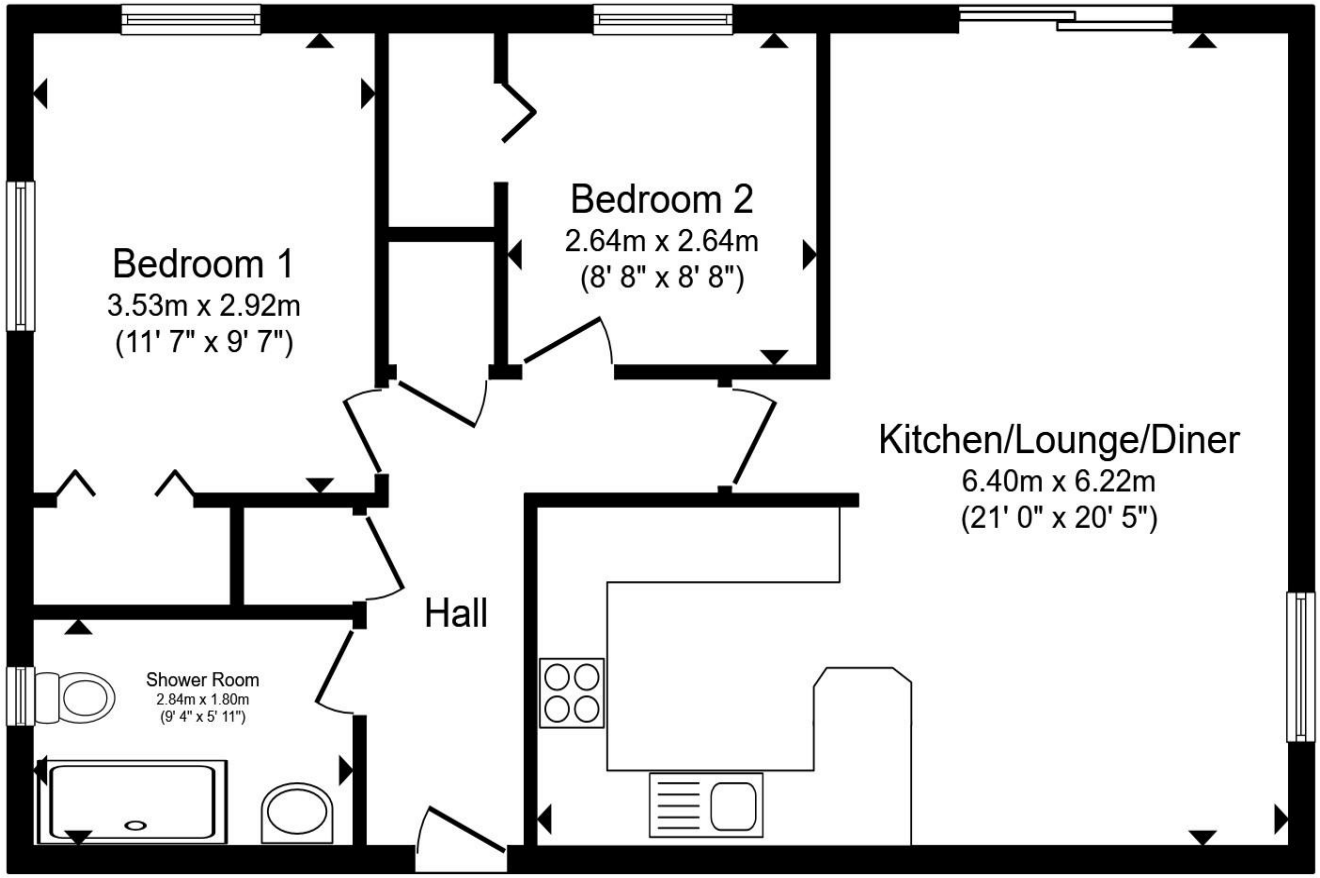













## Floor Plan

**Entrance Hall**

**Kitchen/Lounge/Diner**

**Bedroom One**

**Bedroom Two**

**Shower Room**

Total floor area 68.9 m² (742 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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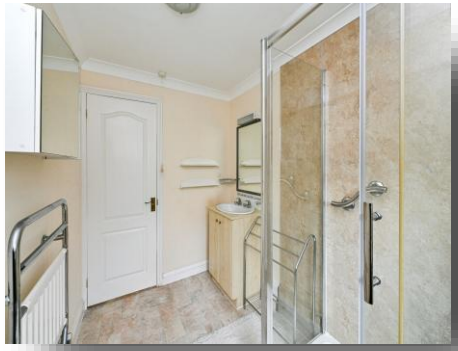
- Ground floor flat in Hunstanton
- Popular Victorian seaside location
- Spacious open plan lounge/diner/kitchen
- Two bedrooms and shower room
- Close to town amenities and seafront
- Ideal first home, investment or holiday property
- No onward chain
- Usable outdoor space

Tenure: Leasehold EPC Rating: D
Council Tax Band: C  Service Charge: 1000.00
Ground Rent: 280.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 1993.  Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold pack

offers in excess of

## £140,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HUN107081

The Property Ombudsman

Property Ref:
HUN107081 - 0014

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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