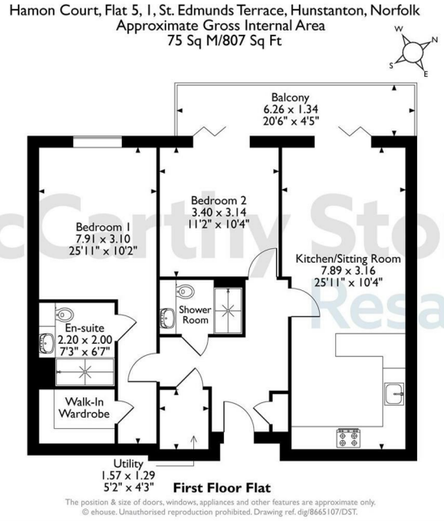
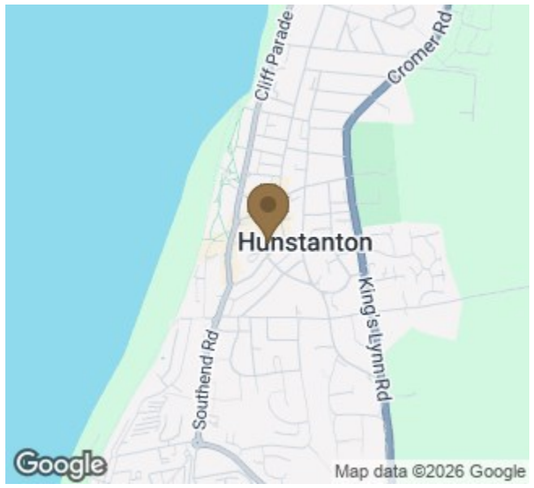
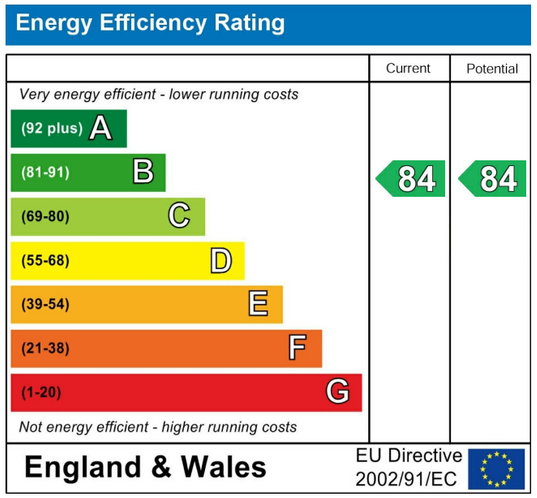
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







5 Hamon Court

1 St. Edmunds Terrace, Hunstanton, PE36 5EH

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Hamon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- allocated parking space
- Sky/Sky+ connection point in living room
- Telephone and television point in living room and bedrooms
- Double glazing to all windows
- Underfloor heating
- 24-Hour emergency call system
- Intruder alarm and smoke detector
- Video door entry system which is linked to the TV
- Lift to all floors
- To view please telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Hamon Court, Hunstanton

2 | 2 | Asking price £299,950

Hamon Court

Hamon Court in Hunstanton is made up of 31 one and two bedroom apartments, part of McCarthy & Stone's Retirement Living range - specifically designed for the over 60's. Hunstanton is situated on the western tip of the North Norfolk coast, and the development sits under half a mile from the beaches. The town also hosts a range of popular annual events including the Hunstanton & District Festival of Arts, Hunstanton Carnival, the Hunstanton Kite Festival and much more.

Hamon Court has been been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, as well as a rooftop terrace which provides great sea views. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Entrance Hall

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in utility cupboard housing Gledhill water system, Vent-Axia (ventilation) Unit, Bosch washer / dryer and shelving, additional meter cupboard. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Underfloor heating throughout this apartment. Doors lead to the shower room, bedroom and living room.

Living room

Bright and airy lounge with the benefit direct access to a walk-out balcony with south west facing views. This well designed room enables amble space for dining and free wall for a fireplace to be fitted if desired. TV and telephone points, ceiling lights and raise power sockets.

Kitchen

Fitted kitchen with a range of modern base and wall units. Stainless steel sink with mono block lever tap, draining board. Built in mid height electric oven and four ring electric ceramic hob with chimney extractor hood and glass splashback Under counter, integrated Bosch fridge and freezer.

Bedroom One

Generously sized master bedroom Ceiling light, raised electric sockets, TV and phone point. Door to spacious walk-in wardrobe, providing ample hanging rails and shelving. Separate door to en-suite.

En-Suite

Large modern en-suite suite comprising of a triple length walk-in shower with glass screen and hand rail. Vanity unit with inset hand basin and light up mirror over, WC. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

Bedroom Two

Spacious second bedroom with access to a walk-out balcony, this room could be used for dining / study. Ceiling lights and raised electric sockets.

Shower Room

Modern suite suite comprising of a double walk-in shower with glass screen and hand rail, vanity unit with inset hand basin and light up mirror over, WC. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

Car Parking

Allocated car parking space comes with this apartment.

Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £5,326.51 for financial year ending 30/09/2027.

Lease Information

Lease: 999 year from 2016
Ground rent: £495 per annum
Ground rent review: Jan 2031

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













