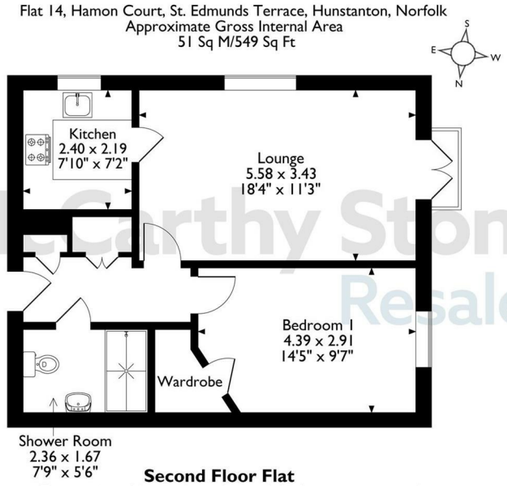
Excellent

Trustpilot

McCarthy & Stone
Resales.

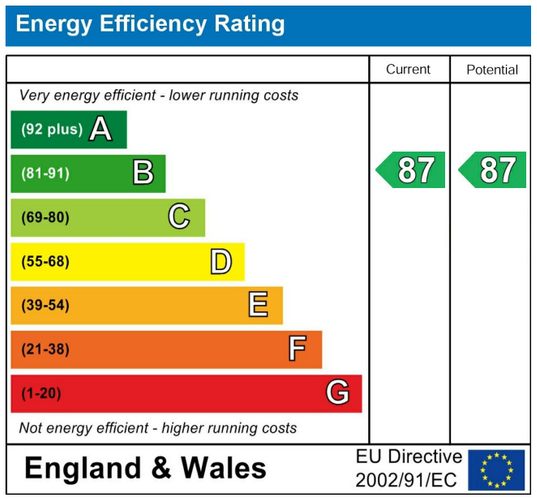
Flat 14, Hamon Court, St. Edmunds Terrace, Hunstanton, Norfolk
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8698218/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







14 Hamon Court

1 St. Edmunds Terrace, Hunstanton, PE36 5EH

1 | 1 | Council Tax Band: B

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 14 Hamon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

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

Why you'll love living here:

- Allocated parking space included
- Living room with a Juliet Balcony
- Sky/Sky+ connection point in living room
- Double glazing to all windows
- Underfloor heating
- Minutes away from Hunstanton Beach
- Intruder alarm and smoke detector
- Video door entry system which is linked to the TV
- 24-Hour emergency call system
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Hamon Court, Hunstanton

1 | 1 | Asking price £215,000

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).

Apartment Overview
McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment. The apartment has an east facing aspect. The apartment has features including a spacious walk in wardrobe in the Master Bedroom, modern kitchen and boasts a Juliet balcony in the lounge. *Early viewings advised*.

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 utility cupboard housing a AMVA Slimline 'Tankless Water Heating Unit' , Vent-Axia (ventilation) Unit. 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
The bright and airy lounge benefits from a dual aspect, creating a light filled and welcoming living space. A charming Juliet balcony allows an abundance of natural light and fresh air to flow into the room, enhancing its spacious feel. Thoughtfully designed, the room offers ample space for both relaxing and dining. Additional features include TV and telephone points, ceiling spotlights, and raised power sockets for added convenience. There is also a concealed fly-screen.

Kitchen
The fitted kitchen is well appointed with a stylish range of modern high-gloss base and wall units, offering ample storage and a contemporary finish. A stainless steel sink with a monobloc mixer tap and drainer is conveniently positioned beneath a double-glazed window. Integrated appliances include a mid-height electric oven with space for a microwave above, a four-ring ceramic electric hob with a chimney-style extractor hood and glass splashback, and a full length fridge freezer.

Bedroom
This generously proportioned bedroom is bright and inviting, benefiting from lots of natural light. The room is further enhanced by ceiling lighting, raised power sockets, and TV and telephone points. A door leads to a spacious walk-in wardrobe, thoughtfully fitted with ample hanging rails and shelving, providing excellent storage. There is also a window fly-screen.

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

Parking
Allocated parking space included

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.

The Service charge is £3,551.01 for the financial year ending 30/09/27.

Entitlements Service Check out benefits you may be entitled to.

Lease Information
Lease: 999 year from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031

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

Additional Services
** Entitlements Service** Check out benefits you may be entitled too.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













