



**Regency Court Apartments, Manor Road,
Hunstanton, PE36 5AY**

welcome to

Regency Court Apartments, Manor Road, Hunstanton

Apartment One, Regency Court situated on the ground floor is a 1 bedroom brand new home with flooring included throughout. EV charging point & parking. Camera door entry system. Set in attractive grounds.

The Developer

Built and constructed by Wynbrook Limited in conjunction with The Care Build Group who provide fully-funded new build development solutions to operators within the elderly and supporting the living sector.

The company was founded by Ashley Cooper and Steve Day, together they have over 40 years' experience in delivering projects within the Care Sector and have delivered over 30 plus new build Care Facilities to a wide range of clients within the sector.

Regency Court is a private open market development built by Wynbrook Limited with separate entrance within close proximity to Regency Manor Care Facilities.

Accommodation Comprises:

Entrance Lobby

Camera door entry system. Maintenance cupboards. Post boxes. Door to Entrance Hall.

Entrance Hall

Platform lift & stairs to first floor. Door to flats 1-4.

Hallway

Doors off. Storage cupboard housing washer dryer. Carpet

Lounge Dining Area

19' 2" x 12' 1" (5.84m x 3.68m)
UPVC double glazed window to front. TV & telephone points. Opening to the kitchen. Carpet.

Kitchen

8' 10" x 6' (2.69m x 1.83m)
Symphony kitchen units with soft close doors,

laminate worktop & matching upstand. Induction hob, eye level oven, extractor, integrated fridge/freezer, integrated slimline dishwasher, splashback, stainless steel sink with mixer tap over, Wood effect flooring. UPVC window to side.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)
UPVC double glazed window to front and side. TV and telephone point. Carpet.

Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)
High specification chrome sanitary fittings. Heated towel rail. Sink with vanity unit below and tiled splash back. Low flush WC. Enclosed shower. Full height tiling to shower area. Wood effect flooring.

Outside

Two visitor spaces. Private parking space with EV charging point. Bike/mobility scooter storage. Bin store. Communal gardens and paths.

Specification

KITCHEN

Symphony kitchen units with laminate worktop & upstand
Induction hob
Eye level oven
Extractor
Integrated fridge/freezer
Integrated slimline dishwasher
Splashback
Stainless steel sink with mixer tap over
Wood effect flooring





SHOWER ROOM

High specification chrome sanitary fittings
Heated towel rail
Sink with vanity unit below
Low flush WC
Enclosed shower
Full height tiling to shower area
Tiled splash back to sink
Wood effect flooring

ELECTRICAL

Fibre connection
Electric Panel Radiators
Mechanical Heat Recovery system
Vertical platform lift in the main hallway
Camera door entry system

OUTSIDE

Two visitor spaces
Private parking space with EV charging point
Bike/mobility scooter storage
Bin store
Communal gardens and paths

OTHER

Pets welcome (subject to management approval)
Entrance lobby and separate entrance hall leading to all apartments
10 Year Advantage Build Warranty
Contemporary designed Communal areas
Internal letter box area for each apartment
Contemporary doors with chrome door furniture

Location

Hunstanton famous for its striped cliffs, acres of sand and clear shallow water is one of West Norfolk's favourite holiday locations. The town centre and seafront are both easily from Regency Court.
Take a walk along the stunning coastline and explore hidden rock pools and stretches of sand and pebble beaches. The Norfolk Coast Path passes close by the area, providing opportunities for hikers and casual walkers alike to explore the coastline and the surrounding countryside. Within the town itself

there are also plenty of stunning outdoor areas, community events to enjoy along with well-maintained gardens and beautiful floral displays.

Hunstanton known for being a bustling seaside town in the summer months, located on the west Norfolk coast affectionately known as "Sunny Hunny", is famous for its breath-taking sunsets. It has managed to retain its Victorian charm and is a popular holiday destination attracting many visitors each year. Hunstanton has many attractions and activities including sensory garden, bowls green, a beautiful beach, an aquarium, a theatre, a leisure centre with swimming pool and gym, a great mix of cafes, restaurants, shops, hotels, pubs, promenade, pier and holiday accommodation, creating a vibrant local community.

Agents Notes

All utilities, home contents insurance, Broadband and council tax are the responsibility of the home owners.

Internal photographs shown maybe from the two view homes (plots 1 and 4 with carpets fitted). Surrounding area photographs have also been used. The measurements to the lounge diner include the kitchen area.

Homeowners will each own 1/8th Share hold to freehold.

Photographs with furniture shown have been digitally dressed and are for indicative purposes only.

Management Service Charges

A monthly service charge will be taken for the upkeep of:

Window Cleaning
Landscaping maintenance
Cleaning & maintenance of Communal areas
Electricity, heating & lighting in Communal areas
Future maintenance management fund
Buildings Insurance



view this property online williamhbrown.co.uk/Property/HUN106647



- Apartments available to buy now
- Integrated fridge/freezer, integrated slimline dishwasher. Washer drier.
- 10 Year Advantage Build Warranty
- 1 bedroom ground floor brand new flat with parking & EV charging
- Two visitor spaces.

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£215,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/HUN106647



Property Ref:
HUN106647 - 0018

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