



**Lyndhurst Court, Hunstanton, PE36 5AE**

**welcome to**

**Lyndhurst Court, Hunstanton**

A first floor apartment situated in this popular retirement complex within close proximity to the seafront and town centre. There is a communal laundry room, residents lounge and conservatory, 24 hour careline system and a resident house manager.



## Entrance Hall

With large built in storage cupboard

## Kitchen

Comprising base and wall units, matching drawers, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer, built in oven and hob with extractor unit over, fully tiled walls, fitted worktops.

## Lounge

With door to the front communal gardens, fireplace with electric fire and night storage heater.

## Bedroom

With window to the front, night storage heater and double built in wardrobe cupboard

## Shower Room

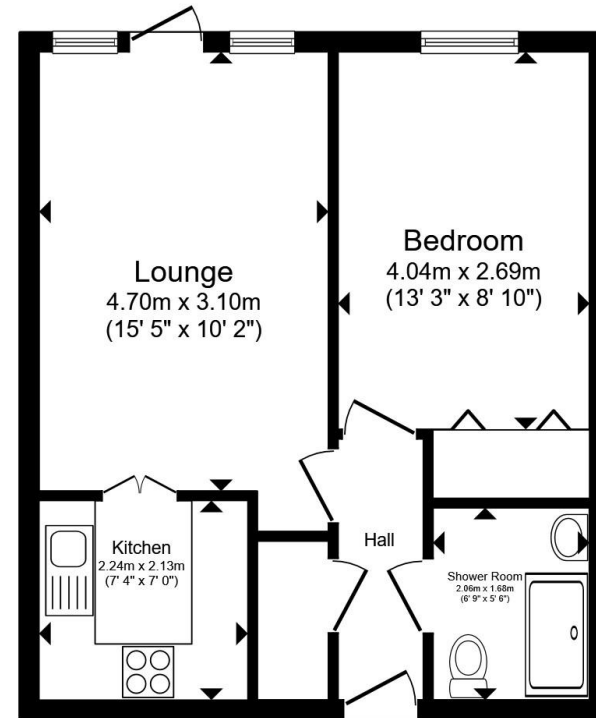
Comprising shower cubicle with electric shower, low level wc, pedestal wash hand basin.

## Communal Garden

There are communal gardens to the front, side and rear of the building and off road car parking

## Agents Note

Please note that the apartment is situated at ground floor level to the front of the building but access is gained via the rear at first floor level via a lift



Total floor area 40.8 m<sup>2</sup> (440 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](http://www.propertybox.io)

  
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welcome to

## Lyndhurst Court, Hunstanton

- Close Proximity to Town Centre
- First Floor
- One Bedroom Apartment
- 24 Hour Careline System
- Off Street Parking

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 2694.60

Ground Rent: 416.72

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £82,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN107193 - 0003

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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.



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