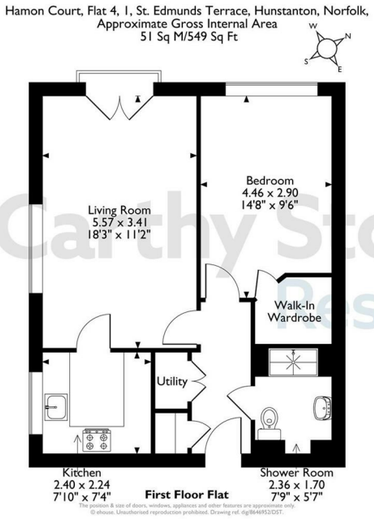
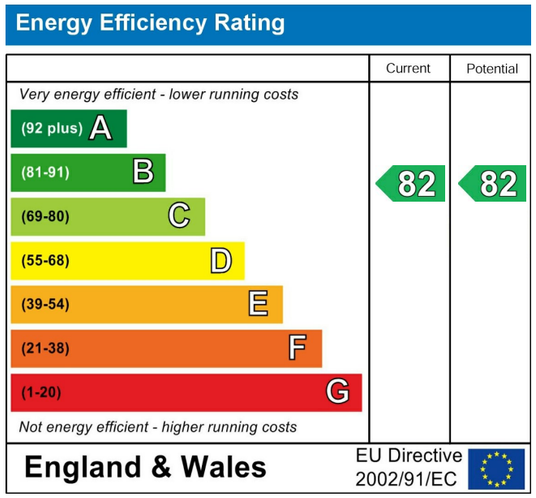
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Hamon Court

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

Asking price £199,500
Leasehold

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

Why you'll love living here:

- Sky/Sky+ connection point in living room
- Lift to all floors
- 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
- To view please telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Hamon Court, Hunstanton

1 | 1 | Asking price £199,500

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

A bright and spacious ONE BEDROOM apartment situated on the FIRST floor with LIFT ACCESS. Boasting French doors opening JULIETTE BALCONY with views of a SEA GLIMPSE from the living area! Modern fitted kitchen with integrated appliances finished in sleek high gloss, modern shower room with fully fitted suite. Spacious double bedroom with walk-in wardrobe,

Kitchen

A modern fitted kitchen comprising; sleek high gloss wall and base units for ample storage with roll top work surfaces over. Feature lighting below wall cabinetry. Integrated appliances to include fridge/freezer, waist height oven for minimal bend, four ring electric hob with extractor hood over. Stainless steel sink and chrome mono lever mixer tap sits below double glazed window.

Living Room

A light and spacious living area boasting French doors opening onto a westerly facing Juliette balcony with a sea glimpse! Ample room for dining, raised power sockets and TV points for convenience. Ceiling light points and partially glazed door leading onto kitchen.

Bedroom

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

• Fibre to the cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease

Lease length: 999 year from 1st Jan 2016
Ground rent: £425 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.

Service Charges

• 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: £3,551.01 for financial year ending 30/09/2027.

Entitlements Service Check out benefits you may be entitled to.













