



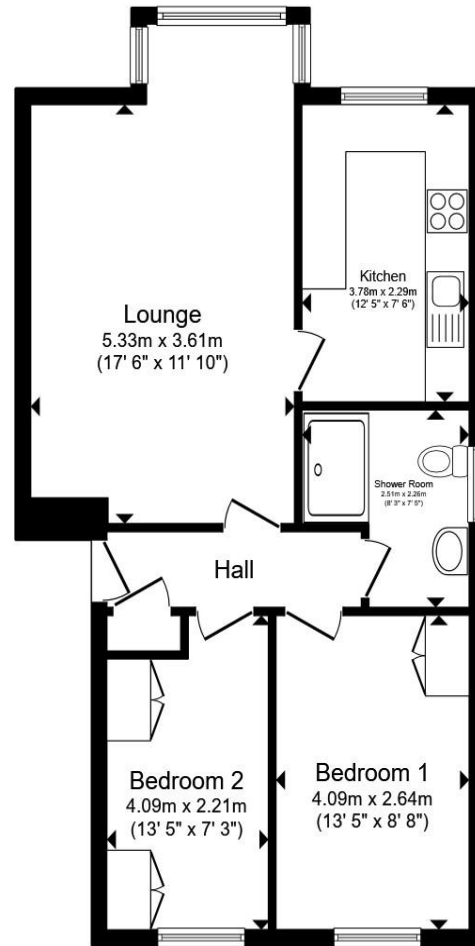
Buckingham Court, Hunstanton PE36 6DA

Welcome to

Buckingham Court, Hunstanton

Situated in the popular Victorian seaside town of Hunstanton and within walking distance of the beach, this ground floor apartment is presented in excellent decorative condition. The accommodation comprises an entrance hall, spacious lounge/diner, re-fitted kitchen, shower room and two bedrooms, both benefiting from built-in wardrobes. The property also has the valuable benefit of a garage, providing secure parking or additional storage. An excellent opportunity to acquire a well-presented ground floor apartment in a convenient coastal location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Shower Room

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Can not keep pets / run a business / keep boats, caravans or mobile homes on site and cannot be a holiday let.

Total floor area 59.6 m² (642 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



Welcome to

Buckingham Court, Hunstanton

- Ground floor apartment
- Popular Victorian seaside town
- Walking distance of the beach
- Excellent decorative condition
- Spacious lounge/diner
- Re-fitted kitchen
- Two bedrooms with built-in wardrobes
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1201.21

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.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107294



Property Ref:
HUN107294 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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