



Chalk River Road, Hunstanton PE36 5NT

Welcome to

Chalk River Road, Hunstanton

A modern ground floor apartment on the edge of Hunstanton, featuring two bedrooms, open-plan kitchen/lounge/diner, en-suite shower room and parking. 120 years remaining on the lease, no ground rent and annual service charge of £1,268.54.



Main Description:

Situated on a modern development on the edge of Hunstanton, built within the last 10 years, this ground floor apartment offers contemporary living in a convenient coastal location. The accommodation comprises an open-plan kitchen/lounge/dining area, two bedrooms, a bathroom and an en-suite shower room to the principal bedroom. Further benefits include gas central heating and parking. The property is offered with 120 years remaining on the lease, no ground rent payable and a service charge of £1,268.54 per annum. An excellent opportunity to acquire a modern apartment within easy reach of Hunstanton's town centre, amenities and seafront.

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.

ROOMS:

Openplan: Kitchen/Lounge/Diner

Bedroom One

En-Suite

Bedroom Two

Bathroom



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Welcome to

Chalk River Road, Hunstanton

- Modern ground floor apartment
- Built within the last 10 years
- Edge of Hunstanton location
- Two bedrooms
- Open-plan kitchen/lounge/diner
- En-suite shower room to principal bedroom
- Gas central heating and parking
- 120-year lease with no ground rent

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1268.54

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN107324 - 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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