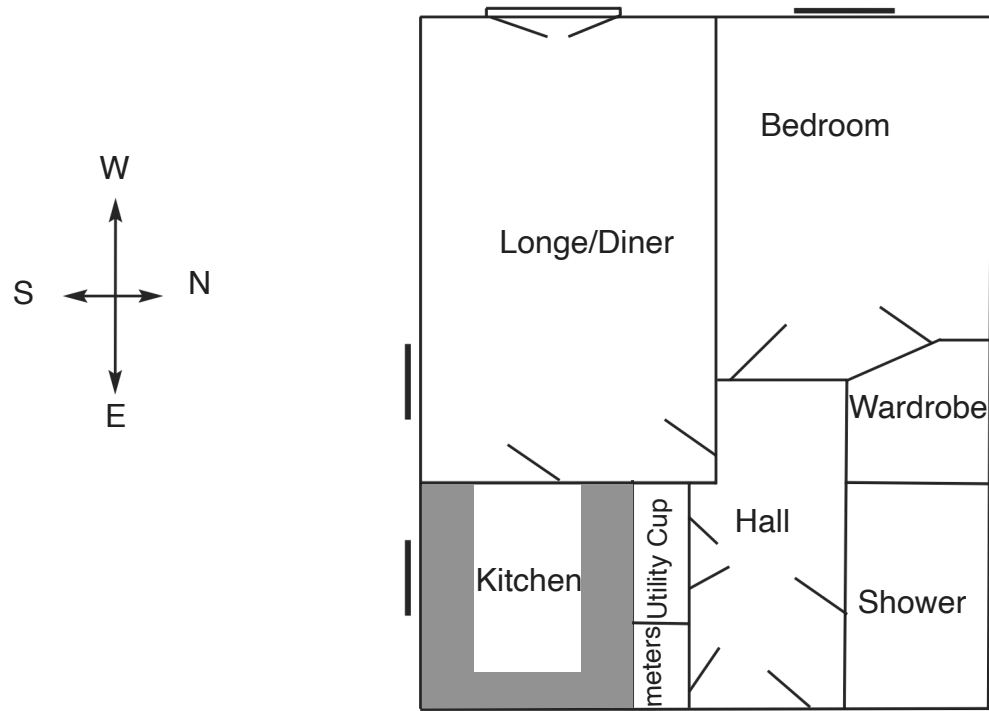


Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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tel: 01485 534560

# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

14 HAMON COURT  
ST EDMUNDS TERRACE  
HUNSTANTON  
PE36 5EH

Guide Price: £215,000

leasehold

no onward chain

vacant possession upon completion



**A well presented 2nd floor 1 bedroom retirement apartment  
with far reaching sea views**

SECURE COMMUNAL ENTRANCE  
PRIVATE ENTRANCE HALL • LOUNGE/DINER • KITCHEN • BEDROOM •  
SHOWER ROOM •

ELECTRIC UNDER FLOOR HEATING  
CAR PARKING SPACE  
RESIDENTS LOUNGE & ROOF TERRACE  
GUEST SUITE  
ON-SITE MANAGER  
COUNCIL TAX BAND: 'B' (£1912.49 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Hamon Court is a purpose built retirement building made up of 31 one and two bedroom apartments in the centre of the town, designed specifically for the over 60's, with stairs and lifts to all levels.

No 14 is located on the second level facing south and west with sea views from lounge/diner and bedroom and is very light and airy with the benefit of underfloor heating, and Vent Axia ventilation, comprising:

**Entrance Hall:** emergency call unit, security door entry system with intercom, Utility Cupboard containing washer/dryer, electric boiler for hot water, underfloor heating control, Vent Axia unit. Meter cupboard.

**Lounge/Diner:** 18'2"x11'2" (5.54x3.40) dual aspect with south and west facing windows, double doors with fly screen, blackout blinds and Juliet balcony giving westerly Sea Views.

**Kitchen:** fitted base and wall units incorporating ceramic hob with extractor over, electric oven, fridge/freezer, sink unit with south facing window above.

**Bedroom:** 14'5"x9'8" (4.40x2.95) walk-in wardrobe with hanging rails, shelves and storage, westerly facing window with fly screen & blackout blinds, Sea Views.

**Shower Room:** double walk-in shower cubicle, hand basin with mirror over, wc, heated towel rail.

**Outside:** allocated parking space for No 14.

Communal Roof Terrace with seating and far reaching Sea Views.

Residents Lounge.

Guest Suite - subject to availability.

Service Charge: £277.85 per month £3334.20 pa and includes cleaning of communal areas and windows, water charges for communal areas and apartment, communal electricity, heating and power, buildings insurance.

Ground Rent: £425 pa.

House manager is on site during working hours.

24 hour emergency call system.

Lease - 999 years from 2017.

