



Curlew Close, Hunstanton PE36 5PT

Welcome to

Curlew Close, Hunstanton

This ground floor apartment is spacious, modern and beautifully presented with an open plan living/diner/kitchen, a double bedroom and bathroom. The property also benefits from allocated parking and a bike store. A must view! Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London. 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.





Accommodation:

Entrance Hall

Open Plan

Kitchen/Diner/Lounge

25' 6" max x 12' 3" max (7.77m max x 3.73m max)

Kitchen/Dining Area

Lounge Area

Bedroom

12' 4" x 10' 9" (3.76m x 3.28m)

Bathroom

8' 8" x 7' 11" max (2.64m x 2.41m max)

Outside

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.focalagent.com

Welcome to

Curlew Close, Hunstanton

- *NO CHAIN*
- Modern & Spacious Ground Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/ Lounge/ Diner
- Allocated Parking & Bike Store

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 82629.00

Ground Rent: 115.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107239



Property Ref:
HUN107239 - 0003

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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