





Chapel Lane, Hunstanton PE36 5AN

william h brown

welcome to

Chapel Lane, Hunstanton

Situated in the heart of Hunstanton town centre, this well-presented first-floor apartment enjoys views towards the sea and offers spacious accommodation finished to a high standard. The accommodation comprises a lounge/diner, kitchen, bedroom and shower room. A parking space is available by separate negotiation. The property is offered with a 999-year lease, with no ground rent payable and a service charge of £350 per annum, excluding buildings insurance. An excellent opportunity to acquire a stylish coastal apartment in a convenient town centre location, within easy reach of Hunstanton's shops, cafés, restaurants 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.



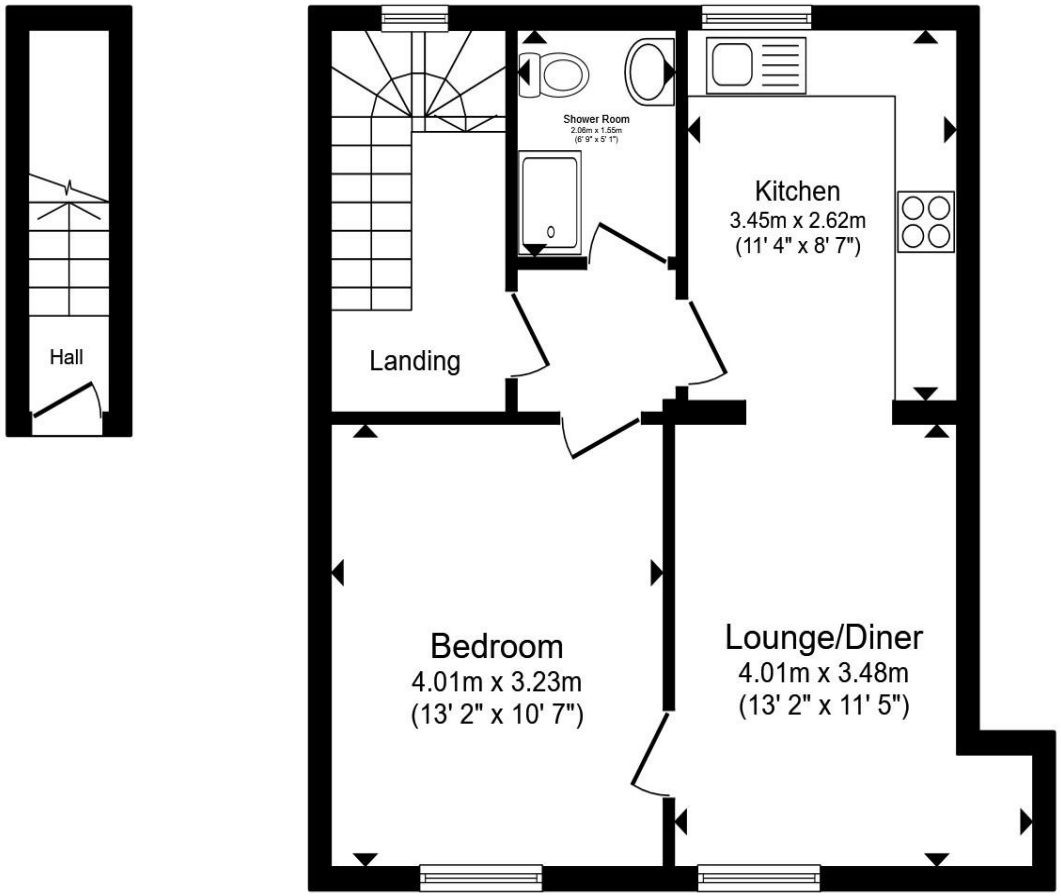












Total floor area 49.3 m² (531 sq.ft.) approx

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

william h brown

Hall

Landing

Kitchen

Lounge / Diner

Bedroom

Shower Room

Agents Note:

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created in preparation for completion. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

'The current Council Tax band for this property is advertised as 'DELETED'. The whole property is currently registered for business rates. Upon completion you will be able to apply for a Council Tax band. You can make initial enquiries with the local authority'

Welcome to

Chapel Lane, Hunstanton

- First-floor apartment
- Hunstanton town centre location
- Views towards the sea
- Finished to a high standard
- Spacious accommodation
- Lounge/diner and kitchen
- Parking space available by separate negotiation.
- 999-year lease. No ground rent; £350 annual service charge, excluding buildings insurance

Tenure: Leasehold EPC Rating: D
Council Tax Band: Deleted Service Charge: 500.00
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.

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107329

The Property Ombudsman

Property Ref:
HUN107329 - 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

01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk

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.