



Lyndhurst Court, Hunstanton, PE36 5AE

welcome to

Lyndhurst Court, Hunstanton

A first floor apartment situated in this popular retirement complex within close proximity to the seafront and town centre. There is a communal laundry room, residents lounge and conservatory, 24 hour careline system and a resident house manager.



Entrance Hall

With large built in storage cupboard

Kitchen

Comprising base and wall units, matching drawers, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer, built in oven and hob with extractor unit over, fully tiled walls, fitted worktops.

Lounge

With door to the front communal gardens, fireplace with electric fire and night storage heater.

Bedroom

With window to the front, night storage heater and double built in wardrobe cupboard

Shower Room

Comprising shower cubicle with electric shower, low level wc, pedestal wash hand basin.

Communal Garden

There are communal gardens to the front, side and rear of the building and off road car parking

Agents Note

Please note that the apartment is situated at ground floor level to the front of the building but access is gained via the rear at first floor level via a lift



view this property online williamhbrown.co.uk/Property/HUN107193



welcome to

Lyndhurst Court, Hunstanton

- Close Proximity to Town Centre
- First Floor
- One Bedroom Apartment
- 24 Hour Careline System
- Off Street Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2694.60

Ground Rent: 416.72

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£79,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HUN107193](https://www.williamhbrown.co.uk/Property/HUN107193)



Property Ref:
HUN107193 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)