



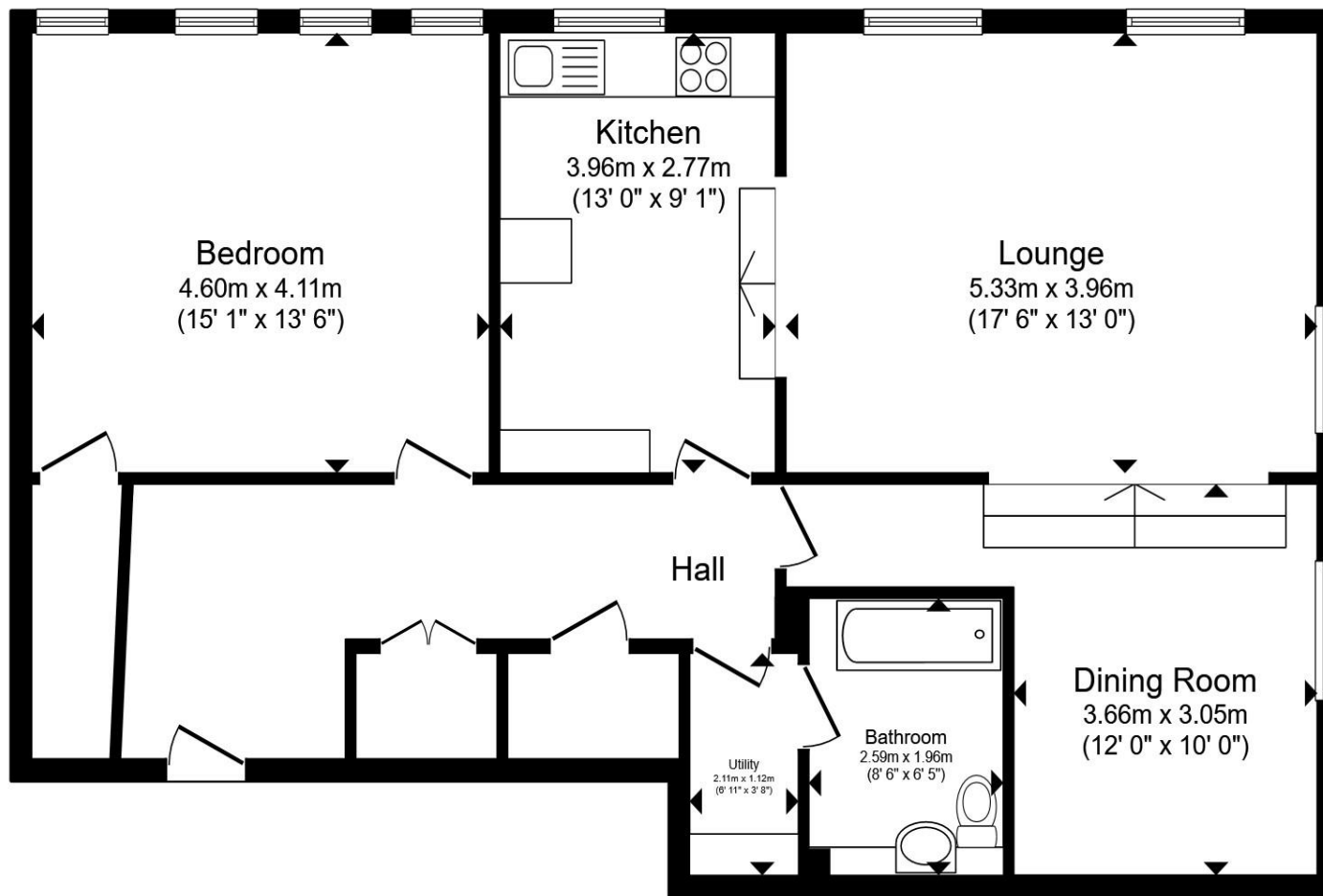
Valentine Court, Valentine Road, Hunstanton PE36 5NP

Welcome to

Valentine Court Valentine Road, Hunstanton

A spacious and beautifully presented first-floor apartment situated within the Conservation Area of Hunstanton and close to the town centre, offering approximately 1,188 sq ft of versatile accommodation. Presented in excellent condition and offered with no onward chain, the property is accessed via a communal entrance hall with stairs to the first floor. The welcoming entrance hall has a useful storage cupboard and a further cupboard incorporating racking and a built-in desk. The well-appointed kitchen opens into the spacious lounge, with steps leading down to a separate dining room. The dining room could easily be converted to create a second bedroom by adding a partition wall between the lounge and dining area, subject to any necessary consents. The generous master bedroom benefits from a walk-in wardrobe, while a utility cupboard and bathroom complete the accommodation. Further benefits include a 999-year lease and a 1/8th share of the freehold. 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.





Entrance Hall

Kitchen

Lounge

Dining Room

Utility

Bathroom

Bedroom

Agents Note:

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

Total floor area 110.4 m² (1,188 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
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Welcome to

Valentine Court Valentine Road, Hunstanton

- Spacious first-floor apartment - approx. 1,188 sq ft
- Close to Hunstanton town centre, within conservation area
- Excellent condition throughout
- No onward chain
- Potential to create a second bedroom
- Generous lounge and separate dining room
- Master bedroom with walk-in wardrobe
- 999-year lease & 1/8th share of freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107293



Property Ref:
HUN107293 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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