



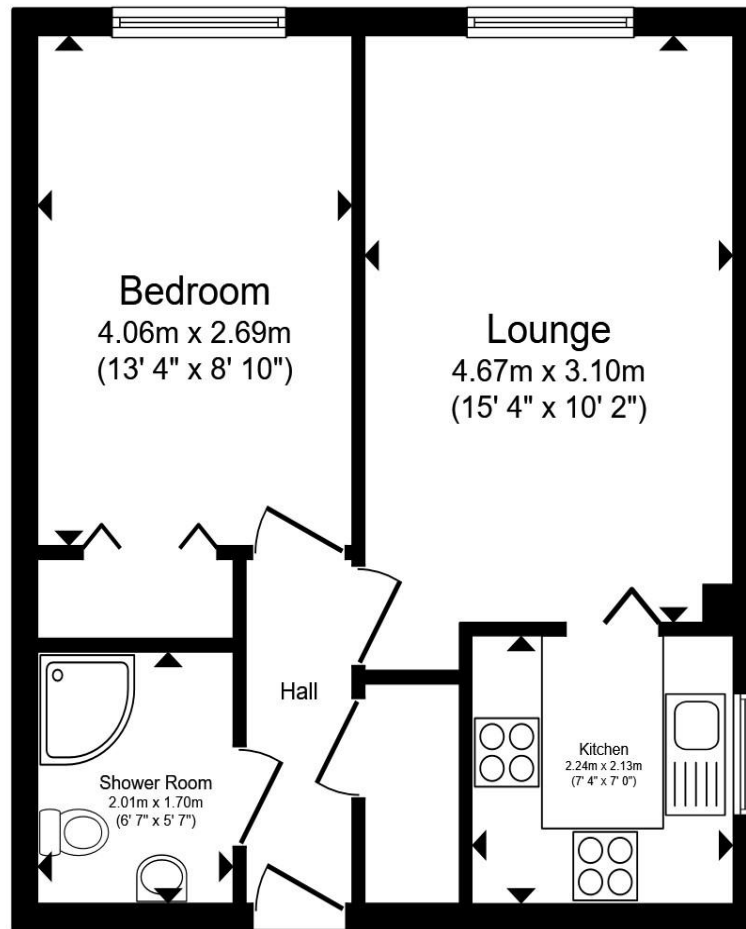
Lyndhurst Court, Hunstanton PE36 5AE

Welcome to

Lyndhurst Court, Hunstanton

Situated at Lyndhurst Court in Hunstanton, this tastefully presented upper-floor apartment offers an excellent opportunity for those aged 60 and over seeking a comfortable, convenient and low-maintenance home with sea views. The development benefits from communal facilities and a lift providing easy access to the upper floors, while the apartment itself is well presented and thoughtfully arranged. The accommodation comprises an entrance hall, comfortable lounge, fitted kitchen, bedroom with built-in wardrobes and a shower room. One of the property's key attractions is its convenient Hunstanton location, with a range of local amenities and the town centre close by. This allows residents to enjoy the convenience of having shops and everyday facilities readily accessible, whilst also being within easy reach of the attractions and coastal lifestyle for which Hunstanton is renowned. The combination of private, manageable accommodation, communal facilities and an accessible location makes Lyndhurst Court an appealing choice for those looking to enjoy a more relaxed and convenient chapter of life on the West Norfolk coast. 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 Hallway

Lounge

Kitchen

Bedroom

Shower Room

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Restrictions on Keeping Pets / Keeping Caravans, Mobile Homes or Boats on site, no holiday home use.

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

Total floor area 41.1 m² (442 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

Welcome to

Lyndhurst Court, Hunstanton

- Upper-floor apartment in Hunstanton
- Lyndhurst Court retirement development
- Available to residents aged 60 and over
- Close to local amenities and town centre
- Lift providing upper-floor access
- Communal facilities
- Bedroom with built-in wardrobes
- Tastefully presented throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1390.39

Ground Rent: 208.36

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.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN104851



Property Ref:
HUN104851 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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