



**Hamon Court, St. Edmunds Terrace, Hunstanton, PE36 5EH**

**welcome to**

**Hamon Court, St. Edmunds Terrace, Hunstanton**

A well presented one bedroom first floor retirement apartment in Hamon Court, Hunstanton. Excellent condition, modern kitchen and shower room, spacious lounge and welcoming communal areas.





### Lounge

18' 3" x 11' 2" ( 5.56m x 3.40m )

### Kitchen

7' 10" x 7' 4" ( 2.39m x 2.24m )

### Bedroom

14' 7" max - plus wardrobes x 9' 6" ( 4.45m max - plus wardrobes x 2.90m )

### Shower Room

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](http://www.focalagent.com)

welcome to

## Hamon Court, St. Edmunds Terrace, Hunstanton

- Built by McCarthy & Stone
- Central Hunstanton location close to amenities and seafront
- First floor retirement apartment
- Low-maintenance coastal living
- Communal lounges and gardens for residents

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106886 - 0006

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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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