



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



welcome to

Hamon Court, St. Edmunds Terrace, Hunstanton

A one bedroom retirement apartment situated in the heart of Hunstanton which provides a range of local services. The accommodation has an entrance hall, open plan kitchen/living room with walk out balcony, utility room, bedroom and shower room.



A spacious one bedroom retirement apartment for those of 60 years and over, situated in the centre of Hunstanton and close to the seafront. The accommodation has been newly decorated throughout and includes an entrance hall, open plan kitchen/living room, walk out balcony, utility room and shower room. There is also an allocated parking space.

For peace of mind there is a camera door entry system and 24 hour emergency call systems as well as a House Manager on site during working hours.

There is a Homeowners Lounge which provides a great place to socialise as well as a Rooftop Terrace which has great sea views.

Entrance Hall

Kitchen/Living Room

25' 9" x 10' 6" (7.85m x 3.20m)

Utility

5' 7" x 4' 6" (1.70m x 1.37m)

Bedroom

13' 2" x 10' 4" (4.01m x 3.15m)

Shower Room



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Hamon Court, St. Edmunds Terrace, Hunstanton

- Retirement apartment situated in the centre of Hunstanton
- Open plan kitchen/living room with walk out balcony
- Utility room and shower room
- Double bedroom
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106585 - 0006

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.



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