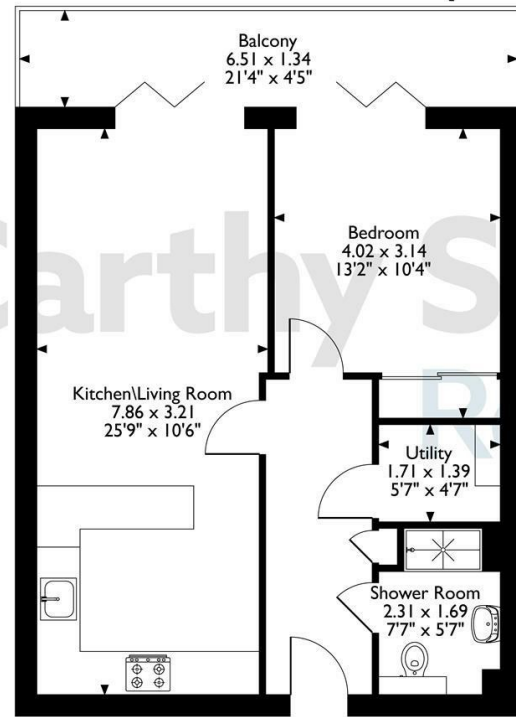


Hamon Court, Flat 16, 1, St. Edmunds Terrace, Hunstanton, Norfolk  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## 16 Hamon Court

1 St. Edmunds Terrace, Hunstanton, PE36 5EH



### Asking price £249,500 Leasehold

A spacious ONE BEDROOM apartment situated on the second floor. Boasting a SOUTH WEST FACING primary aspect with a WALK OUT balcony spanning the entire side of the apartment. Open-planned kitchen and living area with ample room for dining and utility room. Hamon Court, a McCarthy Stone retirement development, is nestled in Hunstanton and boasts landscaped gardens as well as homeowners lounge where SOCIAL events take place. This apartment also comes with an ALLOCATED PARKING SPACE.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# 1 St. Edmunds Terrace, Hunstanton

1 bed | £249,500

## Hamon Court

Hamon Court in Hunstanton is made up of 31 one and two bedroom apartments, part of McCarthy Stone's Retirement Living range - specifically designed for the over 60's. Hunstanton is situated on the western tip of the North Norfolk coast, and the development sits under half a mile from the beaches. The town also hosts a range of popular annual events including the Hunstanton & District Festival of Arts, Hunstanton Carnival, the Hunstanton Kite Festival and much more.

Hamon Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, as well as a rooftop terrace which provides great sea views. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## Apartment Overview

A spacious ONE BEDROOM apartment which has been newly decorated throughout along with new carpets to the bedroom, reception room and hallway. Situated on the second floor. Boasting a SOUTH WEST FACING primary aspect with a WALK OUT balcony spanning the entire side of the apartment. Open-planned kitchen and living area with ample room for dining Hamon Court, a McCarthy Stone retirement development, is nestled in Hunstanton and boasts landscaped gardens as well as homeowners lounge where SOCIAL events take place.

## Bedroom

A generously sized double room with built in mirrored sliding wardrobe. French doors opening onto a walk out balcony with south westerly views allowing natural light to flood the room.

## Living area/Kitchen

A light and spacious open-planned living area with walk out balcony. Fully fitted modern kitchen with wall and base cabinets for ample storage finished in high gloss and roll top worksurfaces over. Integrated fridge/freezer, four ring electric hob with extractor hood over. Waist height electric oven for minimal bend and new integrated slimline dishwasher.

## Shower Room

Modern suite comprising of a double walk-in shower with glass screen and hand rail, vanity unit with inset hand basin and light up mirror over, WC. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

## Lease Information

Lease: 999 year from 1st Jan 2016  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2031

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,334.21 for financial year ending 30/09/26.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

## Parking

This apartment comes with an allocated parking space.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

