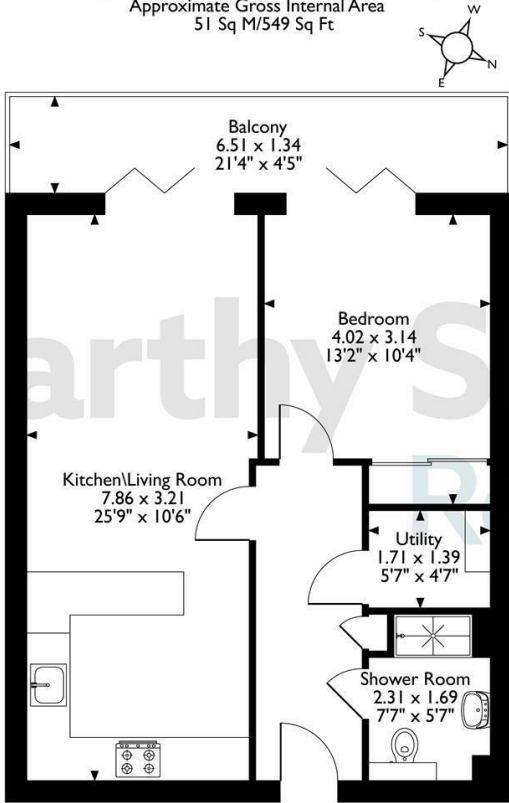


16 Hamon Court

1 St. Edmunds Terrace, Hunstanton, PE36 5EH



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



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	



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

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1 St. Edmunds Terrace, Hunstanton

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 length: 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



1 bed | £249,500

- 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.

Service charge: £3,152.46 per annum (for financial year ending 30/09/25).

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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 that can assist with service charges or living costs.
- 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

