1 Hamon Court, 1 St. Edmunds Terrace, Hunstanton, PE36 5EH
Asking price £320,000 Leasehold

For further details
please call 0345 556 4104

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A well presented TWO BEDROOM first floor apartment situated within a DESIRABLE MCCARTHY & STONE retirement living development.

Summary

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

Local Area

Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.
Hamon Court is situated in a central and convenient location, just minutes from the seafront and town centre. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year.
Hamon Court will feature a roof top terrace, perfect for taking in the stunning scenery and enjoying the beautiful beachfront view. For those looking to enjoy a peaceful retirement by the sea, Hamon Court provides exactly that.

Apartment Overview

McCarthy & Stone Resales are proud to bring to the market this well presented two bedroom first floor apartment, which is positioned close to the stairs and lift. The property has underfloor heating throughout with individual room temperature controls.

Entrance Hallway

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in utility cupboard housing Gledhill water system, Vent-Axia (ventilation) Unit with plumbing for for a washing machine. Ceiling light, smoke detector, apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the shower room, lounge and bedrooms.

Lounge

Bright and airy lounge with the benefit of a large floor to ceiling length window which lets lots of natural light in. This well designed room enables amble space for dining and free wall for a fireplace to be fitted if desired. TV and telephone points, two ceiling light point and raise power sockets.

Kitchen

Modern fitted kitchen with a range of white gloss base and wall units. Stainless steel sink with mono block lever tap, draining board and window with blind above. Built in electric oven and four ring electric ceramic hob with chimney extractor hood and glass splashback. Integrated Bosch fridge and freezer.

Bedroom

Generously sized master bedroom with a large floor to ceiling length window. TV and telephone points, two ceiling light points and raise power sockets. Door to spacious walk-in wardrobe, providing ample hanging rails and shelving.

En-suite

Large modern en-suite suite comprising of a triple length 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.

Bedroom Two

Spacious second bedroom which could be used for dining or study / hobby room. Ceiling light point and raised electric sockets.

Shower Room

Modern suite 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.

Service Charge (breakdown)

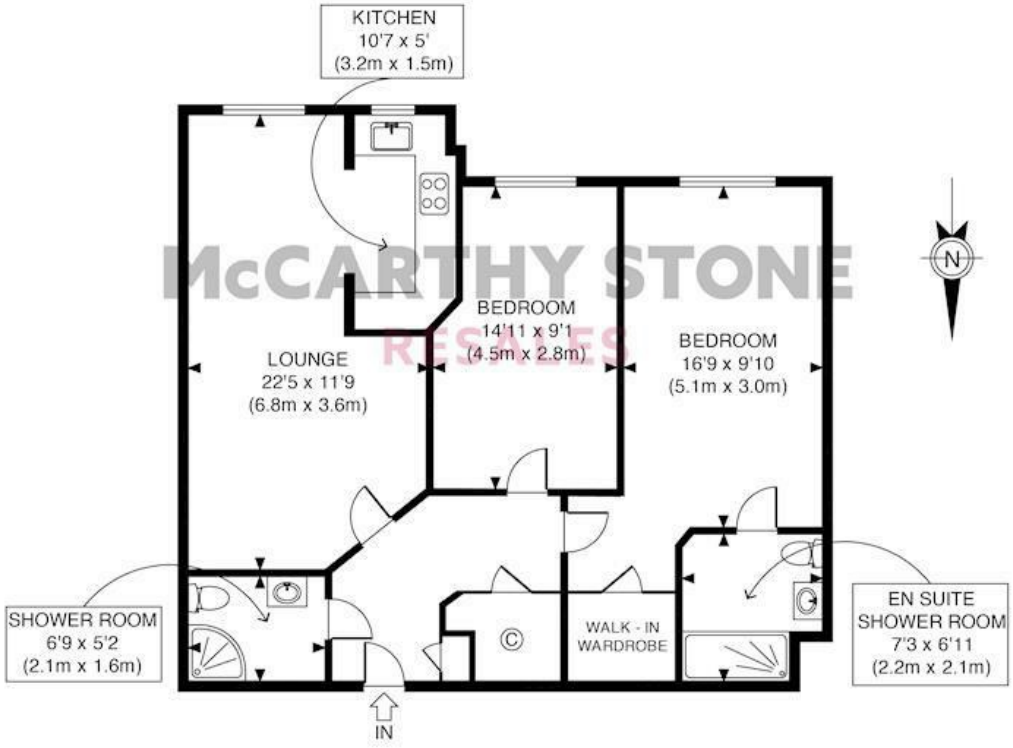
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

Lease Information

Ground Rent: £495 per annum
Lease Length: 999 years from Jan 2016

ERIC GOODBODY
FISH WHOLESALER
LOWESTOFT
SUFFOLK



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 807 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQ M
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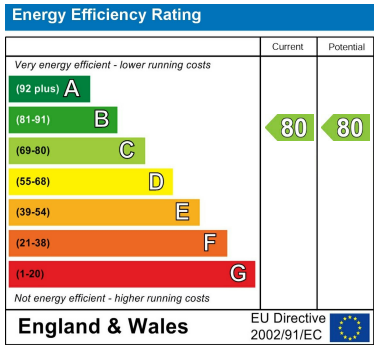
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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