

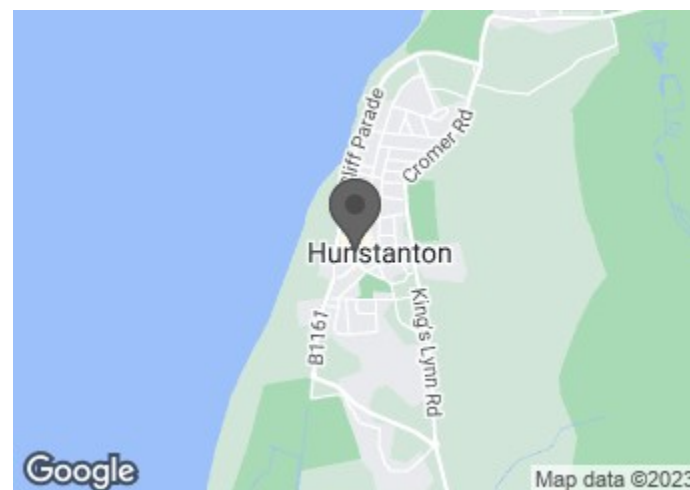
McCARTHY STONE RESALES

28 HAMON COURT

1 ST. EDMUNDS TERRACE, HUNSTANTON, PE36 5EH



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

A BRIGHT AND SPACIOUS two bedroom apartment situated on the 3rd floor within a desirable MCCARTHY & STONE retirement living development with ALLOCATED PARKING SPACE. This apartment has SEA VIEWS and is west facing so gets the afternoon sun.

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

28 HAMON COURT, 1 ST. EDMUNDS

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

McCarthy Stone Resales are proud to bring to the market this well presented two bedroom apartment with sea views from living room and both bedrooms. The apartment has a sunny west facing aspect and gains a lot of the afternoon sun. The apartment has features including a walk in wardrobe and en-suite to the master bedroom, modern kitchen and a Juliet balcony in the lounge. *rare* Car parking space included with the apartment. *Early viewings advised*.

ENTRANCE HALL

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, Bosch washer / dryer and shelving, additional meter cupboard. 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. Underfloor heating throughout this apartment. Doors lead to the shower room, bedroom and living room.

LIVING ROOM

Bright and airy lounge with the benefit of a dual aspect, with a full length side window and Juliet Balcony with sea views. This well designed room enables ample space for dining and free wall for a fireplace to be fitted if desired. TV and telephone points, ceiling spot lights and raised power sockets.

KITCHEN

Fitted kitchen with a range of modern base and wall units. Stainless steel sink with mono block lever tap, draining board and window above. Built in mid height electric oven and four ring electric ceramic hob with chimney extractor hood and glass splashback Under counter, integrated Bosch fridge and freezer.

BEDROOM ONE

Generously sized master bedroom, benefiting from a window providing sea views. Ceiling light, raised electric sockets, TV and phone point. Door to spacious walk-in wardrobe, providing ample hanging rails and shelving. Separate door to en-suite.

EN-SUITE

Large modern en-suite suite comprising of a triple length walk-in shower with glass screen and hand rail.

2 BEDROOMS £325,000

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 with window providing sea views, this room could be used for dining / study. Ceiling lights and raised electric sockets.

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.

CAR PARKING

Allocated car parking space comes with this apartment.

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.

Service charge: £4,053.48 per annum (up to financial year end 30/09/2023).

LEASE INFORMATION

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

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

