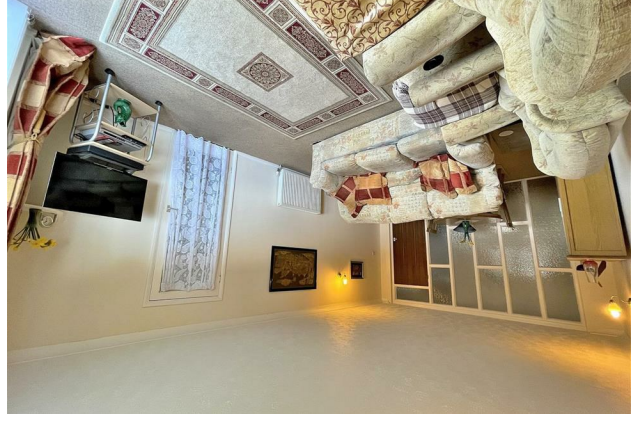


A ground floor flat set in a purpose built block containing only 8 flats and offering accommodation including:- Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, Shower Room and Separate WC. The property which benefits from UPVC double glazing and an en bloc garage, has communal gardens to the front and rear along with an enclosed bin store. The property is situated within the popular coastal town of Hunstanton. Hunstanton has a wide range of shops and eateries along with a full range of other services including supermarkets, schools, doctor surgery, church and leisure facilities, including the nearby Hunstanton Golf Club being a championship golf course. There are local bus services to nearby villages and regular services to the town of King's Lynn (16miles) which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

**Flat 1, Belgrave Court Northgate, Hunstanton, PE36 6DF**



**Price £225,000 Leasehold**



## COMMUNAL ENTRANCE DOOR TO:-

### COMMUNAL ENTRANCE HALL

With a door to the rear and stairs to the upper floors. Entrance door to:-

### ENTRANCE HALL

Textured and coved ceiling, power point, telephone socket, double radiator, built in storage cupboard, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, doors to bedrooms, lounge/diner, kitchen, shower room and separate WC.

### KITCHEN/BREAKFAST

12'0" min x 11'2" (3.66 min x 3.40)

Textured and coved ceiling, tiled floor, power points, single radiator, UPVC double glazed window to front, built in washing machine, range of matching wall and base units with round edged work surfaces over, tiled splash backs, corner integrated one and a half bowl sink unit with drainers and mixer tap over, built in electric hob with cooker hood set in a pull out canopy over, door to:-

### LOUNGE/DINING ROOM

19'3" x 12'0" (5.87 x 3.66)

Textured and coved ceiling, power points, television point, two double radiators, UPVC double glazed window and UPVC double glazed door to front balcony, door to entrance hall.

### BEDROOM ONE

13'5" x 12'0" max (4.09 x 3.66 max)

(Max room measurements excluding fitted wardrobes) Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, built-in wardrobe with sliding doors, fitted wardrobes with central dressing table.

### BEDROOM TWO

13'5" x 11'6" (4.09 x 3.51)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, build-in wardrobe.

### SHOWER ROOM

7'1" x 6'10" (2.16 x 2.08)

Textured and coved ceiling, tiled floor, full height ceramic wall tiling, UPVC double glazed window to side, double radiator, suite comprising 1190mm wide shower cubicle with fitted electric shower, pedestal wash hand basin.

### SEPARATE WC

7'10" x 2'11" (2.39 x 0.89)

Textured and coved ceiling, single radiator, UPVC double glazed window to side, low level WC.

### OUTSIDE

### FRONT

Communal garden laid mainly to lawn with borders containing mature shrubs and plants, paved path to communal entrance door.

### REAR

Communal garden areas with inset shrubs and plants along with an enclosed bin store and vehicular access to the garages. The property has a single garage.

### DIRECTIONS

From Hunstanton Town centre turn into Northgate and continue for some distance and property will be found further along on the right hand side.

### SERVICES

Mains supply services of electricity, gas, water and drainage.

### COUNCIL TAX BAND

Council Tax Band - C. £1923.81 payable 2023/24. Further information may be obtained from the Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn.

### ENERGY PERFORMANCE RATING

Band C

### LEASE INFORMATION

Leasehold 922 years remaining from 26 September 1969, Service Charge £1200 per annum, Service Charge AGM review due on 7th March 2024



TOTAL FLOOR AREA - 897 sq.ft. (83.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as not to be relied upon for prospective purchase. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
© Trade and Marketing 12/2024

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.