

**DERSINGHAM OFFICE**

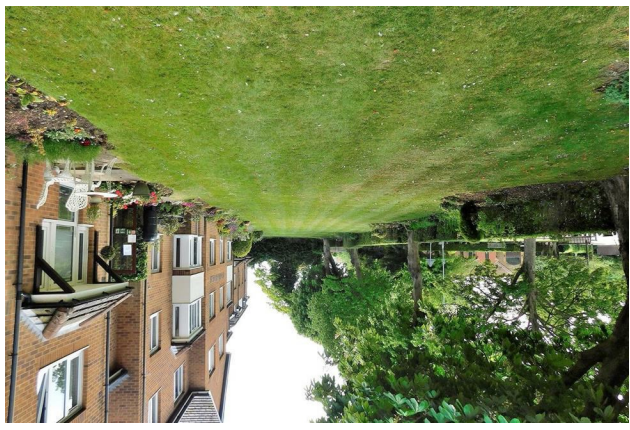
The property is situated within the popular coastal town of Hunstanton, which offers a wide range of facilities including a variety of small shops, supermarkets, doctor surgery, church and leisure facilities. There are local bus services to nearby villages and regular services to the town of King's Lynn which offers a wider range of shopping facilities together with a direct rail link London.

NO ONWARD CHAIN - A purpose built third floor retirement flat offering accommodation including; Entrance Hall, Kitchen, Living Room, Two Bedrooms and Bathroom. The property which is specifically for the over 60's benefits from UPVC double glazing and night storage heating has communal parking, delightfully maintained communal gardens, communal lounge, laundry room and guest rooms.

**58 Lyndhurst Court, Hunstanton, Norfolk, PE36 5AE**



**Fixed Asking Price £85,000 Leasehold**



## COMMUNAL AREAS

The property has a secure entrance to the main foyer with access to the Manager's Office and residents' lounge. There is also a guest suite and lift access to all floors. The third floor hallway gives access to the entrance door to the flat which leads to:-

## ENTRANCE HALL

Textured and coved ceiling, access to roof space, power points, emergency alarm pull cord, night storage heater, walk-in storage cupboard with opening into the airing cupboard which has shelving and houses the hot water cylinder. Doors to Bathroom, Bedroom One and Living Room.

## BATHROOM

5'7" min opening to 6'10" x 5'7" max (1.70 min opening to 2.08 x 1.70 max)

Textured and coved ceiling, ceiling extractor, full height ceramic wall tiling, electric wall heater, suite comprising panelled bath with electric shower over, wash hand basin set on a vanity unit with cupboard under, low level WC.

## BEDROOM ONE

13'5" x 8'10" (4.09 x 2.69)

Textured and coved ceiling, power points, emergency alarm pull cord, night storage heater, UPVC double glazed window to front, built-in wardrobe.

## LIVING ROOM

16'9" x 10'6" (5.11 x 3.20)

Textured and coved ceiling, power points, television point, telephone socket, emergency alarm pull cord, night storage heater, UPVC double glazed window to front, feature ornamental fireplace, double doors to Kitchen, arched opening through to:-

## BEDROOM TWO

14'9" x 9'5" (4.50 x 2.87)

NB - Could be used as a Dining Room.

Textured and coved ceiling, power points, electric wall heater, emergency alarm pull cord, UPVC double glazed window to front.

## KITCHEN

9'11" max x 8'6" min opening to 9'3" max (3.02 max x 2.59 min opening to 2.82 max)

Textured and coved ceiling, power points, electric wall heater, full height ceramic wall tiling, range of matching wall and base units with round edged work surfaces over, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with cooker hood over, space for under counter fridge.

## OUTSIDE

The development has delightfully maintained communal gardens and communal parking.

## LEASE DETAILS

We understand the Lease is for a term of 125 years from 1st May 1992 (94 years remaining).

The current Ground Rent is £250.00 per annum.

The current service charge period is 1st September 2023 to 28th February 2024 and is the sum of £1,907.99.

## EPC

Rating C.

## COUNCIL TAX

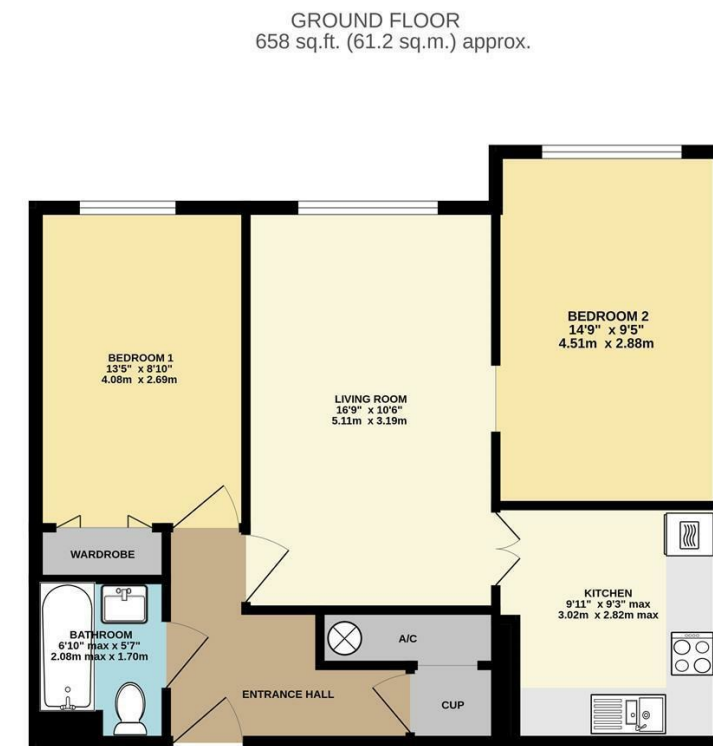
Band C = £1,923.81 for 2023/24.

## SERVICES

Mains electricity, mains water, mains drainage.

## DIRECTIONS

From our Dersingham office head out of the village towards Kings Lynn and at the roundabout take the second exit onto A149 towards Hunstanton. Continue along A149 passing by the village of Heacham and head to Hunstanton. At the roundabout take the third exit onto King's Lynn Road. Continue along and take the second turning left into Sandringham Road and Lyndhurst Court will be found further along on the left hand side past Collingwood Road. NOTE - There is no visitor parking in Lyndhurst Court so you will need to park along Sandringham Road and walk into the development to the main entrance at the rear.



TOTAL FLOOR AREA: 658 sq ft. (61.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other parts are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**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.