



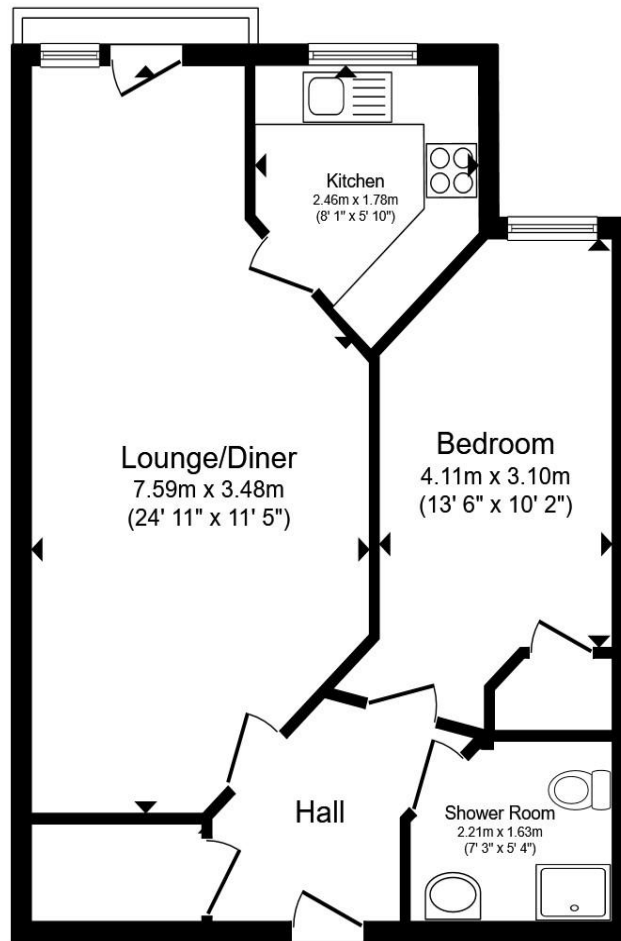
Eastland Grange, Valentine Road, Hunstanton PE36 5FA

Welcome to

Eastland Grange Valentine Road, Hunstanton

Situated within the highly regarded Eastland Grange retirement development, this well presented first floor apartment offers comfortable, independent living, exclusively designed for the over 70's. The accommodation includes a spacious lounge with a Juliet balcony, allowing natural light, creating a pleasant place to relax. The kitchen is well fitted, while the bedroom offers comfortable accommodation with the benefit of built-in storage. A shower room completes the layout, alongside additional storage cupboards helping to maximise space. Eastland Grange is designed to offer not only a home, but a lifestyle and community. Residents benefit from excellent communal facilities including a lift to all floors, estate manager and 24-hour staff on site for added reassurance and peace of mind. The development also features a welcoming communal lounge, bistro restaurant, guest suite for visiting family and friends, and a laundry room, all contributing to an easy and sociable way of living. The apartment is offered with a 999-year lease from 1st June 2018 and is available with no onward chain. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Kitchen

Lounge-Diner

Bedroom

Shower Room

Total floor area 52.5 m² (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Eastland Grange Valentine Road, Hunstanton

- First floor retirement apartment
- Spacious lounge with Juliet balcony
- Kitchen, bedroom and shower room
- Built-in storage
- Lift and estate manager
- 24-hour staff on site
- Bistro restaurant, communal lounge and guest suite
- 999-year lease from June 2018 and no chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HUN106917](https://www.williamhbrown.co.uk/Property/HUN106917)



Property Ref:
HUN106917 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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