

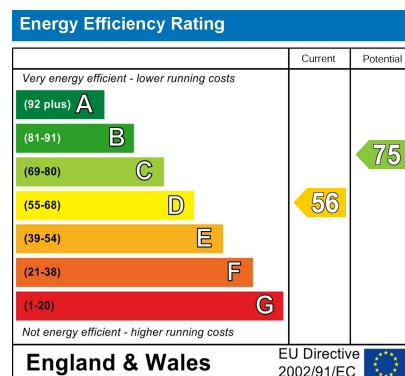


brittons
estate agents

www.brittons.net

DIRECTIONS

From our office take the first left onto King Street, turn right past the Customs House over Purfleet Quay bridge onto Purfleet Place which leads to King's Staithe Square. Cross King's Staithe Square onto the South Quay, proceed along the South Quay past Three Crowns House where Riverside Court can be found on the left hand side. Go through the gate and along the path to the rear where number five can be found.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



5 Riverside Court South Quay King's Lynn Norfolk PE30 5DB

**BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
IN CONSERVATION AREA OVERLOOKING THE QUAY AND RIVER**

King's Lynn

£150,000 Leasehold

01553 692828
sales@brittons.net





- HALLWAY** 18'10 x 6'5 (5.74m x 1.96m)
Fitted carpet. Radiator. Airing cupboard. Doors leading off to all rooms.
- LOUNGE** 18'6 x 15'10 (5.64m x 4.83m)
Fitted carpet. Radiator. Single glazed window to front with views overlooking the quayside and river.
- KITCHEN** 11'6 x 5'9 (3.51m x 1.75m)
Range of wall, base and drawer units. Single glazed window to front with views overlooking the quayside and river.
- BEDROOM 2/DINING ROOM** 10'8 x 8'6 (3.25m x 2.59m)
Fitted carpet. Radiator. Storage cupboard. Double glazed window to rear aspect.
- BEDROOM 1** 12'9 x 8'6 (3.89m x 2.59m)
Fitted carpet. Double radiator. Double glazed window to rear aspect.
- BATHROOM** 7'2 x 5'8 (2.18m x 1.73m)
Three piece suite comprising bath with Thermo mixer shower over, wash hand basin and w.c. Vinyl flooring. Window to front aspect.

We are delighted to have the unique opportunity to present a two bedroom, river facing quayside apartment. This first floor apartment set within Riverside Court possesses fabulous views over the quay and river from both the incredibly spacious living room and kitchen. The property benefits from gas central heating and part double glazing (due to conservation restriction). The accommodation comprises of hallway, lounge, kitchen, bedroom 2/dining room, bedroom one and bathroom. There is a secure parking space which is accessed via the communal gardens. No Upward Chain.



All Sizes Are Approximates Only
Plan produced using PlanUp



