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estate agents

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DIRECTIONS

From Tuesday Market Place, King's Lynn, head west on Tuesday Market Place, at the roundabout, take the 1st exit onto King Street, King Street turns slightly left and becomes Queen Street, continue onto Saturday Market Place, turn right onto Church St At the roundabout, take the 1st exit onto Stonegate Street where the property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

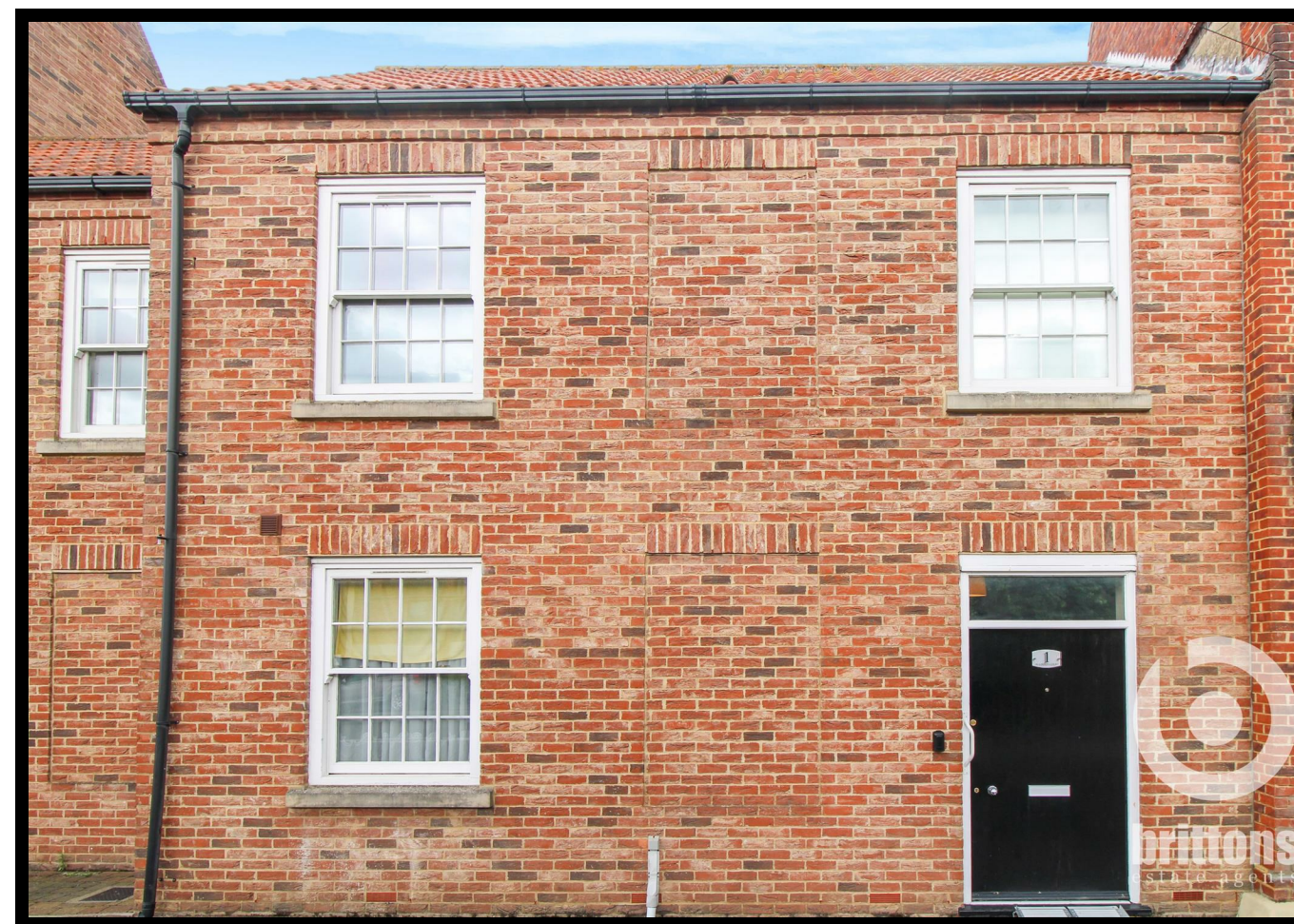
DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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.



1 Allinson Court Stonegate Street King's Lynn Norfolk PE30 5EH

ONE BEDROOM GROUND FLOOR APARTMENT WITH TENANT IN SITU

King's Lynn

£62,000 Leasehold

01553 692828
sales@brittons.net





OPEN PLAN LOUNGE/KITCHEN/DINER

24'3 x 8'7 (7.39m x 2.62m)

Fitted carpet. Skimmed ceilings. Window to front aspect. Door to front. Range of wall, base and drawer units with worktops over. Space for washing machine, tumble dryer and fridge. Vinyl tiles. Radiator.

BEDROOM

10'8 x 8'8 (3.25m x 2.64m)

Fitted carpet. Radiator. French door to courtyard.

WET ROOM

8'7 x 4'11 (2.62m x 1.50m)

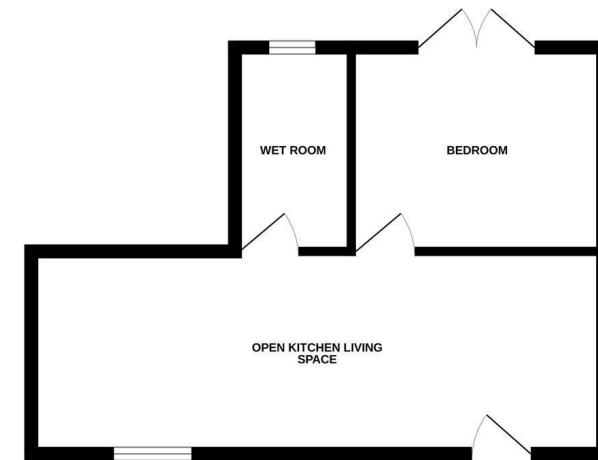
Electric shower, wash hand basin and w.c. Non-slip flooring. Frosted window to rear aspect.

COMMUNAL COURTYARD



We are delighted to offer this one bedroom ground floor apartment. The property benefits from gas central heating and double glazing. The accommodation comprises open plan lounge/diner kitchen, bedroom and wet room. Communal courtyard. No Upward Chain.

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and other data are approximate and are intended to indicate only a general impression of the property. This plan is for illustrative purposes only and should not be used for any purpose other than that intended. The services, systems and appliances shown here are based on the information available to us at the time of writing. We do not warrant or guarantee the accuracy of the information shown here.



