

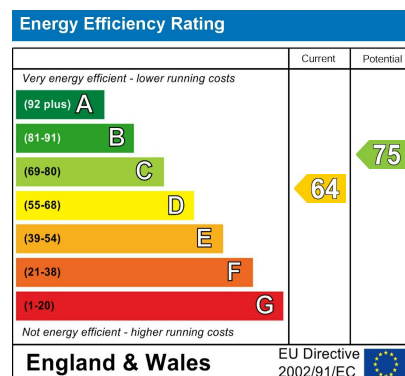


britttons
estate agents

www.britttons.net

DIRECTIONS

From our Kings Lynn office turn left onto King Street, left onto Queen Street, right onto College Lane then right onto South Quay and the property can be found on the right hand side.



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.



Flat 11 Three Crowns House South Quay King's Lynn Norfolk PE30 5DT

**TWO BEDROOM FIRST FLOOR APARTMENT WITH PARKING
FOR THE OVER 55's ONLY**

King's Lynn

£110,000 Leasehold

01553 692828
sales@britttons.net





ENTRANCE HALLWAY

There are two storage cupboards.

10'3" x 5'10" (3.12m x 1.78m)

LOUNGE/DINER

Fitted carpet, double radiator and rear views over Clifton House.

14'5" x 10'10" (4.39m x 3.30m)

KITCHEN

Beautifully fitted kitchen with electric oven and hob, integrated fridge/freezer.

10'3" x 6'10" (3.12m x 2.08m)

SHOWER ROOM

Three piece suite comprising of Shower cubicle, wash hand basin, W.C and heated towel rail.

6'4" x 6'4" (1.93m x 1.93m)

BEDROOM ONE

Fitted carpet, double radiator, built in double wardrobe and views over Clifton House.

11'9" x 8'5" (3.58m x 2.57m)

BEDROOM TWO

Fitted carpet, double radiator, window to side.

7'7" x 5'10" (2.31m x 1.78m)

COMMUNAL REAR COURTYARD



Three Crowns House is a development on the South Quay, with apartments available to purchase for the over 55's, within a short distance of King's Lynn amenities. We are proud to offer this first floor apartment, with each floor serviced by a lift and parking (not allocated). The property benefits from electric heating and uPVC double glazing. The accommodation comprises hallway, lounge/diner, kitchen, two bedrooms and shower room. Outside offers a communal courtyard. Three Crowns has offers communal lounges and has a site manager plus emergency help cords throughout the apartment and communal areas.

GROUND FLOOR

