

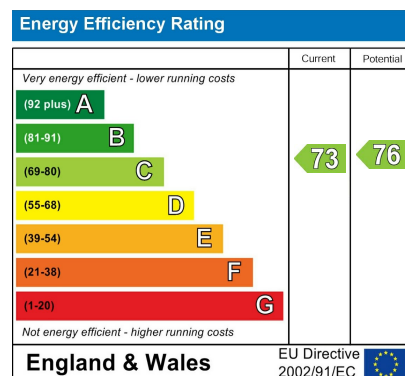


brittons
estate agents

www.brittons.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 18 Three Crowns House South Quay King's Lynn Norfolk PE30 5DT

**TWO BEDROOM SECOND FLOOR APARTMENT WITH RIVER VIEWS
FOR THE OVER 55's ONLY**

King's Lynn

£119,000 Leasehold

01553 692828
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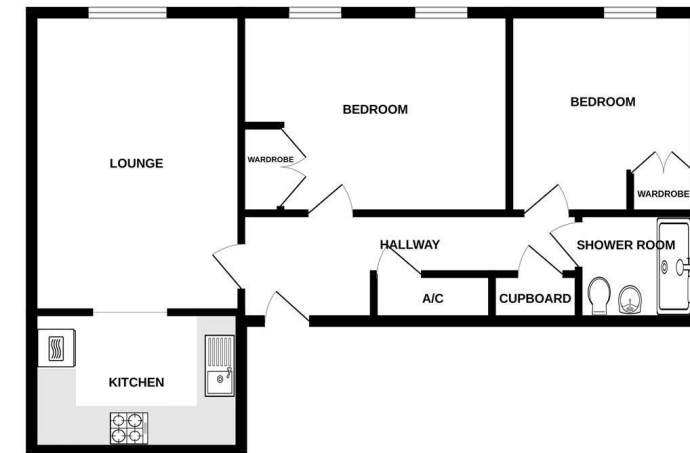




- HALLWAY** 17'3 x 5'6 (5.26m x 1.68m)
Fitted carpet. Airing cupboard. Storage cupboard.
- LOUNGE/DINER** 15'3 x 10'8 (4.65m x 3.25m)
Fitted carpet. Window to front aspect.
- KITCHEN** 10'0 x 7'0 (3.05m x 2.13m)
Range of wall, base and drawer units with worktops over. Built-in eye level oven and hob with extractor over. Laminate flooring.
- BEDROOM 1** 13'8 x 10'2 (4.17m x 3.10m)
Fitted carpet. Built-in wardrobe. Two windows to front aspect.
- BEDROOM 2** 10'2 x 9'7 (3.10m x 2.92m)
Fitted carpet. Built-in wardrobe. Window to front aspect.
- SHOWER ROOM** 6'0 x 5'6 (1.83m x 1.68m)
Shower cubicle with electric shower, vanity wash hand basin and w.c. Heated towel rail. Laminate flooring.
- COMMUNAL 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 second 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. No Upward Chain.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error or omission in this information. The plan is for illustrative purposes only. This should not be used as a basis for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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