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DIRECTIONS

From the Kings Lynn town centre proceed out along Austin Fields, bear right onto Blackfriars Road 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	80	80
(69-80) C		
(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.



5 The Shrubberies Blackfriars Road King's Lynn Norfolk PE30 1GD

**VERY SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT WITH
ALLOCATED PARKING**

King's Lynn

£180,000 Leasehold

01553 692828
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HALLWAY

Fitted carpet, Airing cupboard, storage cupboard.

KITCHEN / DINER

18'2 x 10'6 in eaves (5.54m x 3.20m in eaves)
Range of wall base and drawer units with worktop over. Sink with mixer tap over and counter top drainer. Integrated fridge freezer, gas hob and electric oven with extractor hood over, washing machine, dishwasher. Double radiator. Two sash style windows. Tiled floor.

LOUNGE

17'6 max x 13'6 (5.33m max x 4.11m)
Laminate flooring, dual aspect sash style windows one to rear aspect and other to the side aspect, double radiator

BEDROOM ONE

20'3 max x 14'1 max (6.17m max x 4.29m max)
Fitted carpet, wardrobe and cupboards built into the dormers. Double radiator. Velux windows.

ENSUITE SHOWER ROOM

Three piece suite comprising of hand wash basin, W.C, and shower enclosure with thermostatic mixer shower. Tiled floor. Heated towel rail.

BEDROOM TWO

12'2 max x 9'6 (3.71m max x 2.90m)
Fitted carpet, double radiator, sash style window to front aspect

BATHROOM

5'8 x 5'4 (1.73m x 1.63m)
Three piece suite comprising of pedestal hand wash basin with mixer tap over, W.C, and bath. Double radiator. Extractor fan. Tiled floor.

Nestled on Blackfriars Road in King's Lynn, this spacious penthouse apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for both couples and small families seeking a stylish home. You will be welcomed into a bright and spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a delight. The second double bedroom ensures ample space for guests or family members. This apartment has the convenience of an allocated parking space, a valuable asset in this bustling area. Additionally, the property is offered with no upward chain, allowing for a smooth and hassle-free purchase process. This apartment on Blackfriars Road is not just a home; it is a lifestyle choice, perfectly positioned to enjoy the vibrant community of King's Lynn. With its modern amenities and spacious layout, this property is a must-see for anyone looking to settle in this charming town. Don't miss the opportunity to make this delightful apartment your new home.



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)



