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estate agents

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DIRECTIONS

From our Kings Lynn office on Tuesday Market Place, proceed to the bottom of the Market Place, bear left onto Page Stair Lane continue forward where the property can be found directly ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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.



Page Stair Lane King's Lynn Norfolk PE30 1NQ

**DELIGHTFUL ONE BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING SPACE, STUNNING RIVER VIEWS AND BEAUTIFUL COMMUNAL GARDENS.
NO UPWARD CHAIN**

King's Lynn Leasehold Offers in excess of £150,000

01553 692828
sales@brittons.net





15'4 x 3'0 (4.67m x 0.91m)

LOUNGE/DINER

22'3 max x 14'9 (6.78m max x 4.50m)

KITCHEN

12'0 x 5'7 (3.66m x 1.70m)

Tiled flooring, Range of wall, base and drawer units with edge worktops over, stainless steel sink with drainer and mixer tap set beneath window, integrated oven with integrated electric hob and extractor fan, space for free standing washing machine, fridge/freezer, dishwasher and window to rear aspect.

6'10 x 6'8 (2.08m x 2.03m)

Three piece suite comprising of a hand wash basin, W.C, bath with mixer shower over and attachment, tiled flooring and extractor fan.

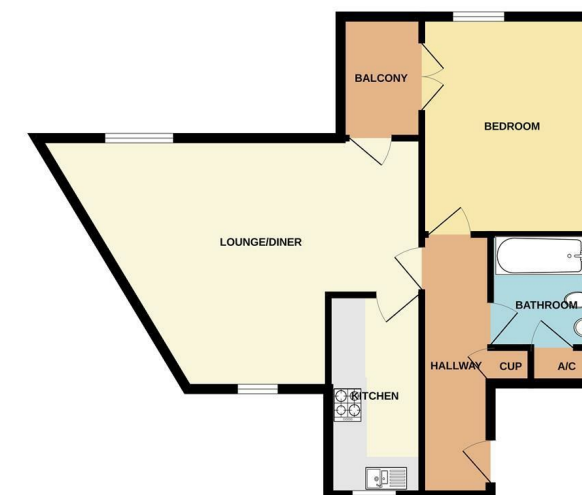
13'5 x 10'8 (4.09m x 3.25m)

Fitted carpet, night storage heater, window to rear aspect with French doors leading to balcony overlooking stunning river views.

Norfolk apartment with river views! This delightful first-floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The apartment features a well-appointed reception room, providing a welcoming area for relaxation or entertaining guests. One of the standout features of this property is the stunning river views, which can be enjoyed from the comfort of your own home. The communal gardens add an extra touch of charm, offering a lovely outdoor space for residents to unwind and enjoy the fresh air and sunshine. For those with a vehicle, the apartment comes with a designated parking space, ensuring that you have a secure and convenient place to park. Whether you are looking to invest or seeking a new place to call home, this property is a wonderful opportunity not to be missed.

NO UPWARD CHAIN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



