

LANDLES



11 Hampton Court | Nelson Street | King's Lynn



A unique 3 bedroom town house of generous proportions set in the picturesque quadrangle of Grade I Listed Hampton Court.

A rare opportunity to acquire such property in one of King's Lynn's most well-known, historic buildings.

Centrally situated just off the Saturday Market Place and South Quay, within walking distance of all town amenities.

Offered with No Onward Chain and a new, extended long lease.

Purchase Price £225,000

Folio: N/237ts





- Entrance Hall
- Living Room
- Kitchen / Diner
- Stairs to First Floor Landing
- 3 Bedrooms
- Bathroom & Shower Room



- Large 46' Attic
- Gas Fired Rad CH
- Long Leasehold
- Located off Historic Nelson Street – Conservation Area
- No Onward Chain

Hampton Court is a delightful quadrangle of unique residences situated in the historic heart of King's Lynn. A well known Grade I Listed property with origins dating back between the 14th & 17th century, the building was restored by the King's Lynn Preservation Trust around the 1960's and comprises of mostly apartments with the benefit of a hidden 'Secret Garden' for residents use only.

No. 11 is unusual being the only 'house' in Hampton Court and boasts over 1,100sq.ft of accommodation set over 2 floors with a large 46' attic above. Well appointed and ready for immediate occupation, there are various features including beams, exposed brick chimney breast with inglenook fireplace and large picture windows overlooking the quadrangle and Hanse House on St Margarets Lane. The current Vendor has recently completed an extension of the long leasehold to a new term of 171 years on a peppercorn ground rent.

King's Lynn, once part of the Hanseatic League, is a charming market town in West Norfolk. Offering residents and visitors a rich array of historic buildings and architecture, the Tuesday Market and Saturday Market Place are particular features as is the Custom House originally built as a merchants' exchange in the 1600's. The town centre itself benefits from independent and national shopping retailers with many cafes and eateries. Further shopping amenities are available on the nearby Hardwick Retail Park including large superstores, hardware, furniture and electrical retailers. Transport links around the area are good with mainline railway to London Kings Cross via Ely & Cambridge, A47 trunk road to Norwich & Peterborough and A149 coast road providing convenient access to nearby Sandringham, Hunstanton and the North Norfolk coastline.

Entrance Hall

With tiled floor, radiator, thermostat for central heating, point for a wall light and stairs to first floor landing.

Living Room 16' 4" x 16' 2" (4.98m x 4.93m)

Ceiling Height – 10' 01"

Dual aspect with tiled floor, exposed brick fireplace with wood burning stove, exposed ceiling beams, points for wall lights, television aerial point, BT telephone point and radiator with thermostat.

Kitchen / Diner 13' 11" x 13' (4.24m x 3.96m)

With fitted shaker style wall & base units, fitted granite worksurfaces, inset butler sink with mixer tap, eye level electric double oven, integrated warming drawer, integrated microwave, electric hob with extractor above, integrated dishwasher, under counter downlights, exposed ceiling beams, gas fired combi boiler, radiator with thermostat and understairs cupboard with point for a washing machine. Door to St Margarets Lane.

Stairs to First Floor Landing

Large picture window with secondary glazing, painted floorboards, exposed ceiling beams, points for wall lights, radiator and hatch to attic.

Bedroom 1 17' 7" x 13' 5" (5.36m x 4.09m) (max)

Dual aspect, large picture window with secondary glazing, window seat, exposed brick chimney breast, painted floorboards, points for wall lights, radiator with thermostat and television aerial point.

Bedroom 2 16' 5" x 8' 6" (5m x 2.59m)

Dual aspect, exposed ceiling beams, points for wall lights and 2 radiators with thermostats.

Bedroom 3 7' 10" x 7' 3" (2.39m x 2.21m)

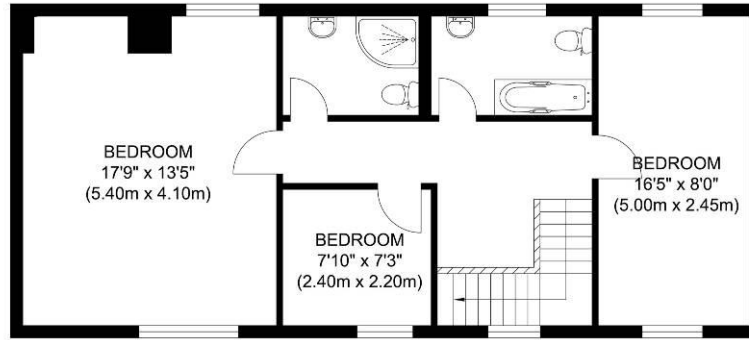
With exposed ceiling beam, points for wall lights and radiator with thermostat.

Bathroom 8' 8" x 5' 5" (2.64m x 1.65m)

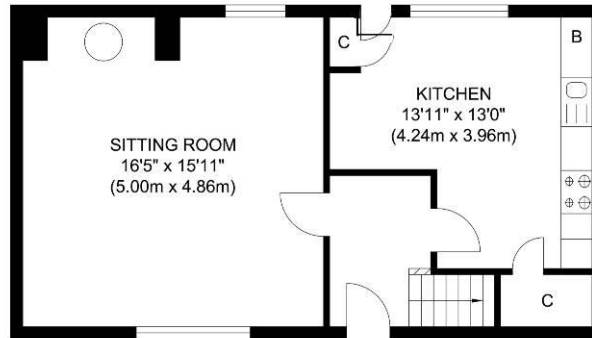
Heritage style suite with low level WC, vanity hand basin with cupboard under, panelled bath with thermostatic shower above and concertina glazed screen, tiled walls, radiator with thermostat, point for a shaver and exposed ceiling beam.

Shower Room 7' 3" x 5' 6" (2.21m x 1.68m)

Modern suite with wall hung WC & flush plate, vanity hand basin with mixer tap and cupboard under, shower enclosure with thermostatic shower and glazed screen/door, tiled walls, tiled floor with electric underfloor heating, towel radiator, point for a shaver, extractor and exposed ceiling beam.



FIRST FLOOR

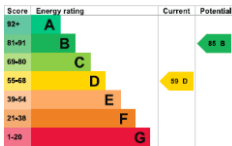


GROUND FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1127.52 SQ.FT. (104.75 SQ. M.)

11 Hampton Court Nelson Street King's Lynn PE30 5DX

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,702.49, 2024/2025.

Tenure Long Leasehold. Term understood to be 222 years from September 1973. Service Charge £4,636.35 for 2024. Ground Rent: Peppercorn. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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