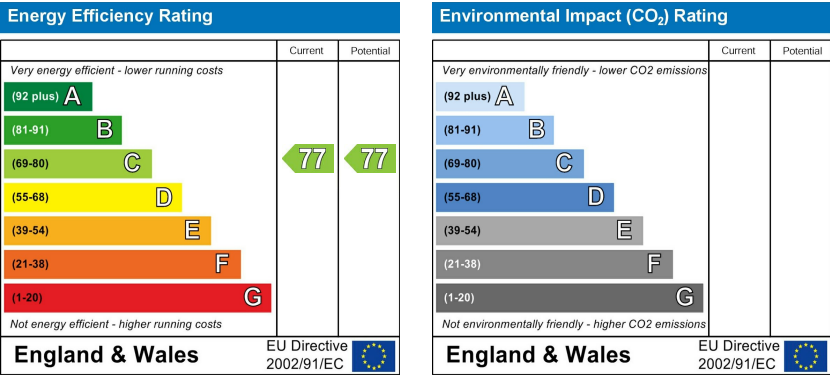


DIRECTIONS

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.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



Page Stair Lane King's Lynn Norfolk PE30 1NQ

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000** DELIGHTFUL ONE BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING SPACE, STUNNING RIVER VIEWS AND BEAUTIFUL COMMUNAL GARDENS. NO UPWARD CHAIN.**

King's Lynn

£125,000 Leasehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE Fitted carpet, storage cupboard and entry phone system.	15'4 x 3'0 (4.67m x 0.91m)
LOUNGE/DINER Fitted carpet, two night storage heaters, window to front and rear aspect with doors leading to balcony overlooking stunning river views.	22'3 max x 14'9 (6.78m max x 4.50m)
KITCHEN 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.	12'0 x 5'7 (3.66m x 1.70m)
BATHROOM Three piece suite comprising of a hand wash basin, W.C, bath with mixer shower over and attachment, tiled flooring and extractor fan.	6'10 x 6'8 (2.08m x 2.03m)
MASTER BEDROOM Fitted carpet, night storage heater, window to rear aspect with French doors leading to balcony overlooking stunning river views.	13'5 x 10'8 (4.09m x 3.25m)

IMPORTANT INFORMATION
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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents. The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000**** 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

