

The Portway, King's Lynn, PE30 5GB



welcome to

The Portway, King's Lynn

Tenants in Situ... two bedroom top floor flat which is being offered with no onward chain.













Communal Entrance Door To:-Entrance Hall

With stairs to second floor

Entrance Door To Entrance Hall

Wood effect flooring, radiator, storage cupboard

Open Plan Kitchen/ Lounge

19' 5" x 17' 10" (5.92m x 5.44m) Fitted with a range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine and fridge freezer, opening to lounge area, wood effect flooring, radiator, two windows to front aspect, secure entry system

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m) Window to front aspect, radiator

Bedroom Two

15' 6" max x 10' 11" max (4.72m max x 3.33m max) This room is irregular in shape, two windows to front aspect, radiator

Bathroom

7' 10" x 6' 7" ($2.39m \times 2.01m$) Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail

Outside

Residents parking and access to secure communal gardens.





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The Portway, King's Lynn

- 2nd Floor Flat
- Close to Amenities
- Two Bedrooms
- Communal Garden
- Tenants in Situ •

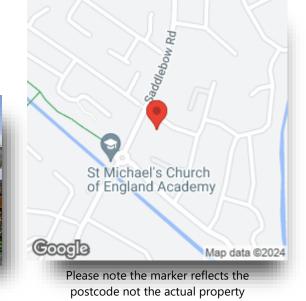
Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000







view this property online williamhbrown.co.uk/Property/KLN115400



Property Ref: KLN115400 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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