



Morston Drift, King's Lynn PE30 5GA

welcome to

Morston Drift, King's Lynn

Ideal investment or first time buy with this spacious two bedroom first floor apartment with secure communal outside area and which is close to amenities. Viewing is highly recommended



Communal Entrance

Secure communal entrance door, door to communal courtyard garden/play area, stairs to first floor

Entrance Hall

Wood effect laminate floor, entrance door, radiator, entry phone system, telephone point

Kitchen/living Area

20' 11" max x 14' 11" max (6.38m max x 4.55m max)
Wood effect laminate floor, double glazed windows to front aspect, TV satellite and phone point, radiator, kitchen area has a range of matching base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated electric oven, gas hob, extractor over, gas boiler, space for fridge freezer and plumbing for washer/dryer

Bedroom One

13' 10" x 12' 11" (4.22m x 3.94m)
UPVC double glazed window to rear, wood effect laminate floor, radiator, TV point

Bedroom Two

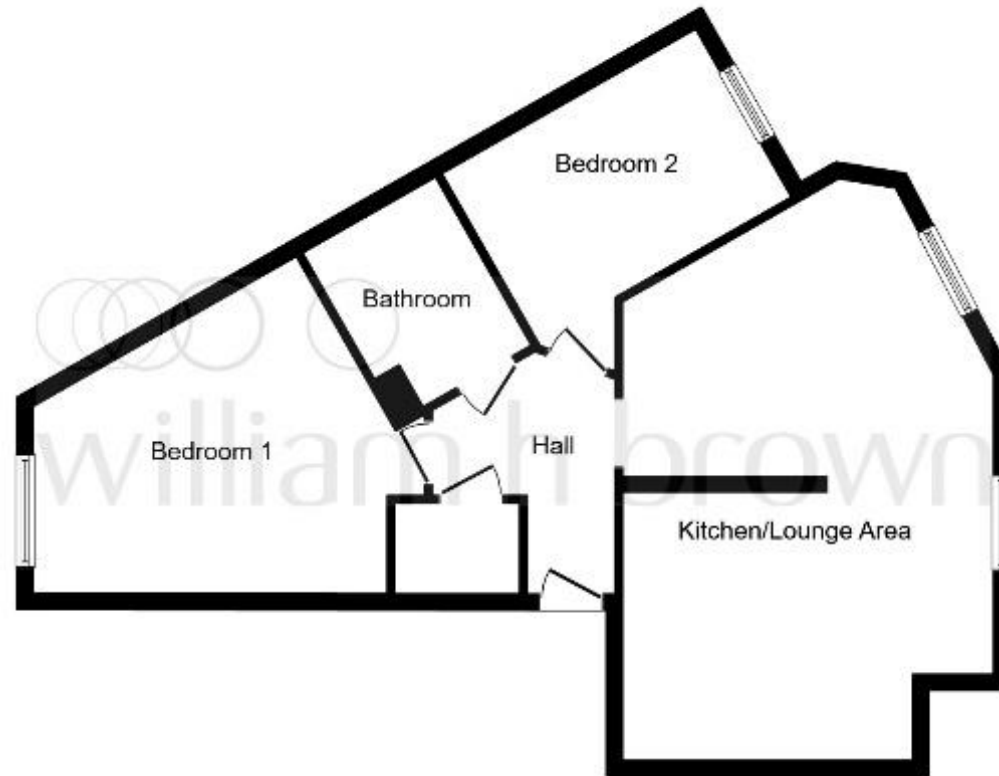
12' 1" x 8' (3.68m x 2.44m)
Double glazed window to front, radiator, television and internet point.

Bathroom

8' x 6' (2.44m x 1.83m)
Tile effect vinyl floor, bath with shower over, low level WC, wash hand basin, shaver point, radiator, extractor

Outside

There is access via the ground floor entrance to the secure communal park/play area, bin and bike storage areas.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Morston Drift, King's Lynn

- Reduced From £110,000 to £100,000
- First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Living Area
- Gas Central Heating

Tenure: Leasehold EPC Rating: B

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
KLN116263 - 0004

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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