



Allinson Court, Stonegate Street, King's Lynn PE30 5EH

welcome to

Allinson Court, Stonegate Street, King's Lynn

Located within walking distance of the town centre is this two bedroom second floor apartment in a gated complex and is being offered with no onward chain. Suitable for a first time buyer or investor alike. Viewing highly recommended.

Communal Entrance Door To:- Entrance Hall

Stairs to first and second floors

Apartment Entrance Hall

Radiator

Open Plan Kitchen/ Lounge

15' 11" x 13' 1" (4.85m x 3.99m)

Kitchen area has base and wall units, roll edge work top, inset stainless steel sink, built-in oven, gas hob, extractor over, space for washing machine, dryer and fridge freezer, Lounge area has wood effect laminate floor, radiator, Juliette balcony overlooking courtyard.

Bedroom One

12' 11" x 9' 8" (3.94m x 2.95m)

Double glazed window, radiator

Bedroom Two

11' 2" x 6' 9" (3.40m x 2.06m)

Double glazed window, radiator

Bathroom

13' 7" x 5' 2" (4.14m x 1.57m)

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, part tiled walls

Outside

Gated complex with inner courtyard area





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welcome to

Allinson Court Stonegate Street, King's Lynn

- Two Bedroom Flat
- Kitchen/Lounge
- Bathroom
- UPVC Double Glazing Throughout
- Close to the Towns Amenities

Tenure: Leasehold EPC Rating: C

offers in excess of

£125,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

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.



Property Ref:
KLN116584 - 0013

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