



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.



Located within walking distance of the town centre with its wide range of shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This well presented two bedroom second floor apartment is being offered with no onward chain and comprises entrance hall, open plan kitchen/lounge, two bedrooms and a bathroom. The property benefits from being in a gated complex with Juliette balcony overlooking the courtyard, gas central heating and double glazing.

Communal Entrance Door To:-

Entrance Hall

Apartment Entrance Hall

Open Plan Kitchen/ Lounge

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



Bedroom One

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

Bedroom Two

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



Bathroom

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

Outside



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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

Council Tax Band: A Service Charge: 1107.36

Ground Rent: 150.00

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 packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN116584 - 0017

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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