

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



welcome to

Allinson Court, Stonegate Street, King's Lynn

Ideal investment opportunity with this well presented two bedroom first floor apartment. Viewing highly recommended

Entrance Door To:-

Communal Entrance Hall, Stairs to first floor

Entrance Door To:-Entrance hall

Entrance Hall Radiator

Open Plan Kitchen/lounge Area

15' 11" x 13' (4.85m x 3.96m) Kitchen area has base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for washing machine, dishwasher and fridge freezer. Integrated oven, gas hob and extractor over, opening to lounge area with radiator and double glazed to doors to Juliette balcony

Bathroom

12' 7" x 4' 11" ($3.84m \times 1.50m$) Bath with shower mixer tap over, low level WC, wash hand basin, heated towel rail, vinyl floor

Bedroom One

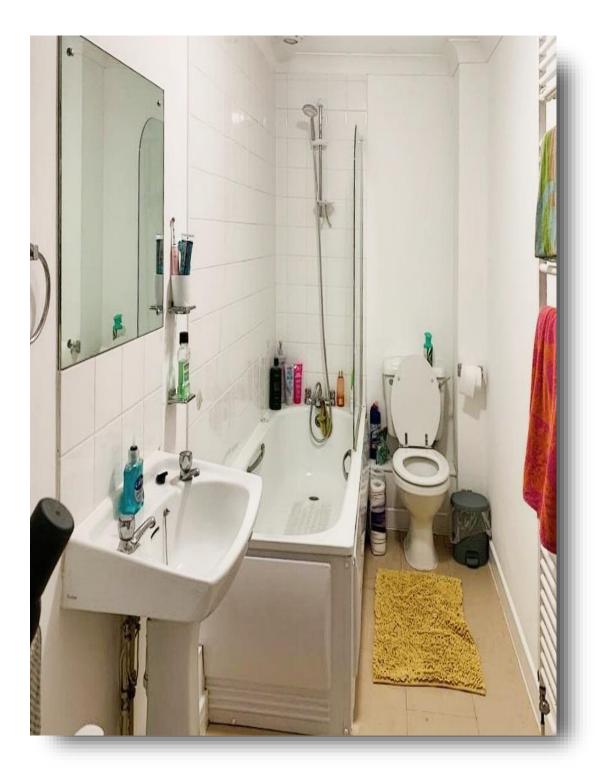
12' 6" x 9' 8" (3.81m x 2.95m) Double glazed window, radiator

Bedroom Two

11' 4" x 6' 5" (3.45m x 1.96m) Double glazed window, radiator

Outside

Inner communal courtyard area with bike store and secure gate entry system







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Allinson Court Stonegate Street,

King's Lynn

- First Floor Flat
- Two Bedrooms
- Beautifully Presented
- Open Plan Kitchen/Lounge
- Town Centre Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



view this property online williamhbrown.co.uk/Property/KLN116813



Property Ref: KLN116813 - 0014 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. william h brown



01553 771337



KingsLynn@williamhbrown.co.uk

40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk