



The Stables, Valingers Road, King's Lynn PE30 5HD

welcome to

The Stables, Valingers Road, King's Lynn

First Floor apartment located on Valingers road, close to the town centre of King's Lynn, offered for sale with no chain and offering well presented accommodation including Entrance hall, Lounge, Kitchen, Bedroom and bathroom.



Entrance

Communal entrance to the building, stairs to first floor, door gives access into Entrance hall

Lounge

14' 6" x 8' 5" plus recess (4.42m x 2.57m plus recess)
Window to front, electric heater

Kitchen

11' 2" plus recess x 7' 5" plus recess (3.40m plus recess x 2.26m plus recess)
Fitted kitchen with wall and base units, worksurface over with inset sink/drain, electric oven with cooker hood over, space for fridge freezer

Bedroom

11' 6" x 7' 2" plus recess (3.51m x 2.18m plus recess)
Window to rear, electric heater

Bathroom

Window to rear, partly tiled bathroom comprising bath , vanity wash hand basin and wc

Outside

Shared driveway leading to allocated parking

Agent Note

The lease of 99 years was granted in 1989, there is approximately 65 years remaining.



view this property online williamhbrown.co.uk/Property/KLN117646



welcome to

The Stables, Valingers Road, King's Lynn

- Well presented
- One bedroom
- Kitchen and separate living room
- modern bathroom
- allocated parking

Tenure: Leasehold EPC Rating: D

offers in excess of

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117646

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
KLN117646 - 0002

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