









## 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 (  $3.40\,m$  plus recess x  $2.26\,m$  plus recess )

Fitted kitchen with wall and base units, worksurface over with inset sink/drainer, electric oven with cooker hood over, space for fridge freezer

#### **Bedroom**

11' 6"  $\times$  7' 2" plus recess ( 3.51m  $\times$  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.





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## 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

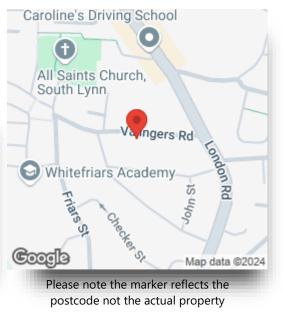
This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000









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



Property Ref: KLN117646 - 0006 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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