



Hawthorns, King's Lynn PE30 4SU

welcome to

Hawthorns, King's Lynn

Located close to the Queen Elizabeth Hospital is this two bedroom first floor flat which would suit a first time buyer or investor alike. Viewing recommended.



Communal Entrance Door To:-

Entrance Hall

Stairs to first floor

Entrance Door To:-

Entrance Hall

Radiator, storage cupboard, vinyl floor

Lounge

17' 7" min x 13' 6" (5.36m min x 4.11m)

Double glazed window, radiator

Kitchen

9' 2" x 8' 10" (2.79m x 2.69m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for washing machine, cooker and fridge freezer, double glazed window, radiator, vinyl floor

Bedroom One

14' 10" x 10' 9" (4.52m x 3.28m)

Double glazed window, radiator

Bedroom Two

10' 4" x 11' 9" (3.15m x 3.58m)

Double glazed window, radiator

Shower Room

Shower cubicle, wash hand basin, part tiled walls, radiator

Cloakroom

Low level WC, double glazed window

Outside

Communal courtyard area and shed.



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Hawthorns, King's Lynn

- Located Close to The Queen Elizabeth Hospital
- First Floor Flat
- Two Bedrooms
- Kitchen
- Lounge/Diner

Tenure: Leasehold EPC Rating: C

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
KLN117733 - 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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