

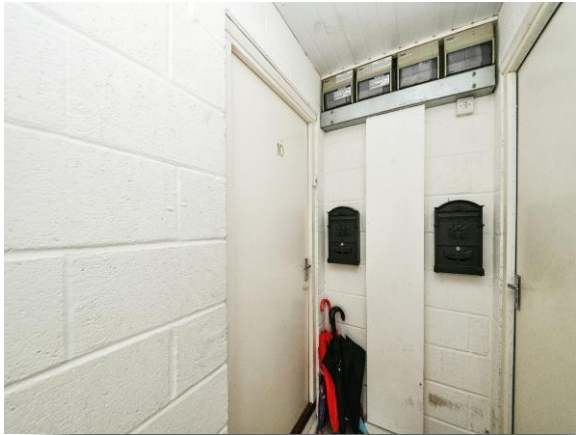
Flat A Marshall Street, King's Lynn PE30 1PG

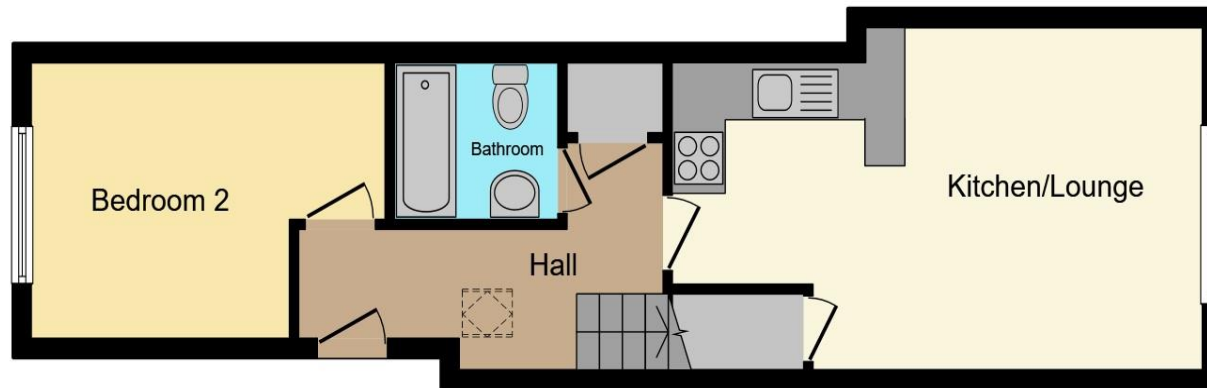
welcome to

Flat A Marshall Street, King's Lynn

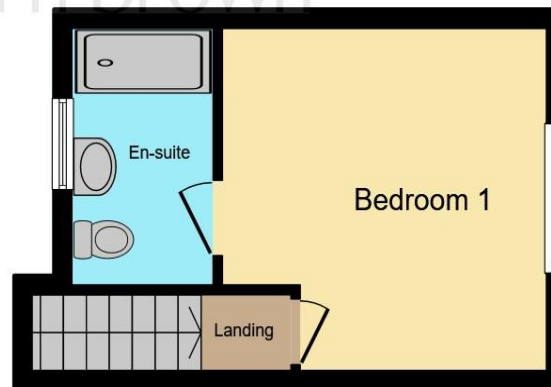
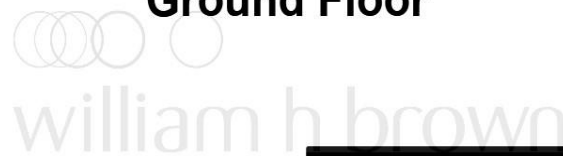
Located in the town centre of Kings Lynn which has a wide range of amenities including shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. The apartment with is located on the first floor comprises lounge, kitchen, bathroom and two bedrooms. This property is being sold with the tenant in situ and is being offered with no onward chain.

Agents Note; The property is held on a leasehold title but we understand that the buyer will benefit from a Share of the Freehold with the other flats on completion. Details of the share arrangement will be provided during the conveyance. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.





Ground Floor



First Floor

Communal Entrance Door To_

First Floor Entrance Door To;-

Entrance Hall

Bedroom

13' 2" x 9' 9" (4.01m x 2.97m)

Open Plan Kitchen/ Lounge

22' 6" x 12' 3" (6.86m x 3.73m)

First Floor Landing

Bedroom

11' 10" x 12' 7" (3.61m x 3.84m)

En Suite

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Flat A Marshall Street, King's Lynn

- Ideal Investment Opportunity
- Town Centre Location
- Sold with Tenant in Situ
- First Floor Maisonette
- Two Bedrooms

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117690



Property Ref:
KLN117690 - 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.

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.



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