



Dukes Place, King's Lynn PE30 4GZ

welcome to

Dukes Place, King's Lynn

Ideal First time purchase or investment opportunity, Located close to The Queen Elizabeth Hospital briefly comprising entrance hall, Lounge, kitchen and bathroom

Entrance Hall

Door from communal hall gives access into the property

Lounge

13' 7" x 11' 4" (4.14m x 3.45m)

Two UPVC double glazed windows, Two radiators, leads into the kitchen

Kitchen

10' 3" x 5' 9" (3.12m x 1.75m)

UPVC double glazed Window, Fitted kitchen with range of wall and base units, worksurface over with inset one and a half bowl, tiled splashbacks, electric oven with gas hob, space and plumbing for washing machine, space for fridge freezer.

Bedroom

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC double glazed Window, radiator

Bathroom

Partly tiled comprising bath, wash hand basin and w/c



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Dukes Place,
King's Lynn

- Located Close to The Queen Elizabeth Hospital
- Ideal Investment Opportunity Or First time purchase
- Ground Floor Apartment
- Lounge/ Open plan Kitchen
- Double Glazing

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000



view this property online williamhbrown.co.uk/Property/KLN117394



Property Ref:
KLN117394 - 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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