



Trinity Quay, Page Stair Lane, King's Lynn, PE30 1NQ

welcome to

Trinity Quay, Page Stair Lane, King's Lynn

Offered for sale with no onward chain... Ground floor two bedroom apartment located in Trinity Quay, Page Stair Lane ideal for access into the Town centre and the range of amenities nearby.

Communal Entrance

Communal Entrance door with intercom system gives access to the building.

Shower Room

shower cubicle, wash hand basin, WC, extractor fan, shaver point and light. Electric towel radiator.

Entrance Hall

Door from communal entrance leads into hallway, storage heater

Outside

Communal garden and allocated parking space

Lounge Diner

20' 8" x 10' 11" (6.30m x 3.33m)

Window to rear, double glazed french doors, television point, telephone point, night storage heater.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Window to rear, fitted kitchen comprising of units at base and wall level. Worktop surfaces, tiled splashbacks, stainless steel sink with mixer tap, electric oven and hob with cooker hood over. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom One

13' 2" max x 9' 2" (4.01m max x 2.79m)

window to front, night storage heater, television point.

Bedroom Two

9' plus recess x 7' 2" (2.74m plus recess x 2.18m)

window to front and panel heater.



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



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**Trinity Quay, Page Stair Lane,
King's Lynn**

- Two Bedrooms
- Close to Town Centre
- Communal Garden and allocated parking space
- Lounge Diner
- No Onward Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



view this property online williamhbrown.co.uk/Property/KLN118084



Property Ref:
KLN118084 - 0007

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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