



Allinson Court, Stonegate Street, King's Lynn PE30 5EH

welcome to

Allinson Court, Stonegate Street, King's Lynn

Calling all investors, for this two bedroom ground floor apartment located within walking distance of Kings Lynn town centre. The property is being offered with no onward chain.

Secure Gated Development

Communal Entrance Door To

Entrance Door To:-

Entrance Hall

Radiator, door to:-

Open Plan Kitchen / Lounge

21' 1" max x 11' 2" (6.43m max x 3.40m)

range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for fridge, washing machine and dishwasher, wall mounted gas boiler, two radiators, sash window to front aspect, intercom entry system

Bedroom One

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed sash window to front, radiator

Bedroom Two

10' 9" x 5' 10" (3.28m x 1.78m)

Double glazed window, radiator

Bathroom

Bath with shower mixer tap and shower screen, wash hand basin, low level WC, heated towel rail, window to rear

Outside

Internal courtyard area with bike store and secure gated access



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Allinson Court Stonegate Street,
King's Lynn

- Investment Opportunity
- Town Centre Location
- Ground Floor Apartment
- Open Plan Kitchen/Lounge
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£100,000



view this property online williamhbrown.co.uk/Property/KLN117362



Property Ref:
KLN117362 - 0013

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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