



Chapel Court, Chapel Street, King's Lynn, PE30 1EG

welcome to

Chapel Court, Chapel Street, King's Lynn

William H Brown are delighted to offer to market this well presented two bedroom apartment in the town centre of Kings Lynn, being offered with no onward chain. Overs 55's. Viewing highly recommended!



Stairs To First Floor

Entrance Hall

Airing cupboard

Kitchen

14' 3" x 7' 10" (4.34m x 2.39m)

Double glazed window to front, wall and base units, space for washing machine and tumble dryer, space for cooker, larger cupboard, space for freestanding fridge/freezer, window to communal gardens

Lounge

13' x 9' 5" (3.96m x 2.87m)

Window to front, radiator

Bedroom One

10' 6" x 10' 1" (3.20m x 3.07m)

Window to rear, radiator

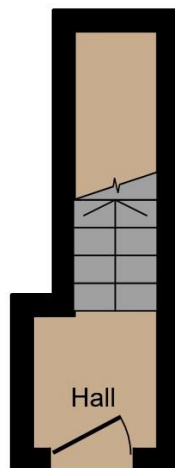
Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

Window to front, radiator, storage cupboard

Bathroom

Bath with electric shower overhead, WC, Hand Wash Basin, Electric radiator



Ground Floor



First Floor

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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welcome to

Chapel Court, Chapel Street, King's Lynn

- Town Centre Location
- First Floor Flat
- Two Bedrooms
- Over 55's
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2635.85

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119047 - 0005

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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