

Duggie Carter Court, King's Lynn, PE30 2BF

welcome to

Duggie Carter Court, King's Lynn

Ideal for First Time Buyers and Investors.. One Bedroom Apartment Located in Close Proximity to Town Centre of Kings Lynn. Complete with Allocated Parking. Viewing Highly Recommended!













Communal Entrance Hall

Stairs to first and second floor, main entrance door to:

Entrance Hall

Access to roof space.

Lounge / Diner / Kitchen

Open plan living accommodation as follows:

Lounge / Diner

13' 5" x 11' 2" restricted headroom (4.09m x 3.40m restricted headroom)
UPVC double glazed window, double radiator

Kitchen

8' 7" plus recess x 7' 10" restricted headroom (2.62m plus recess x 2.39m restricted headroom)

Fitted kitchen comprising of units at base and wall level, worktop surface, fitted electric oven, four ring gas hob with extractor hood over, tiled splashbacks, stainless steel sink, space for fridge/freezer, space for washer/dryer, space for slim line dishwasher, UPVC double glazed window

Bedroom

12' 11" restricted headroom x 9' 8" plus recess (3.94m restricted headroom x 2.95m plus recess) UPVC double glazed window, radiator

Bathroom

Bath with mixer taps and shower hose attachment, shower screen, tiled splashbacks, WC, pedestal hand wash basin, UPVC double glazed window, towel radiator, extractor

Outside

The property has a designated parking space situated within a private secure courtyard.



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

Duggie Carter Court, King's Lynn

- One Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- Bathroom
- Close Proximity to Town Centre of Kings Lynn
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 910.83

Ground Rent: 125.00

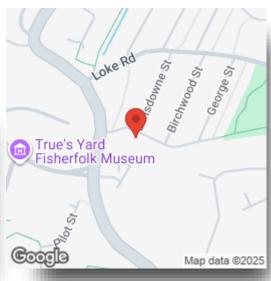
This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: KLN119451 - 0002 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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

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.