



Baldock Drive, King's Lynn PE30 3DQ

welcome to

Baldock Drive, King's Lynn

An opportunity to purchase a first floor flat situated in the popular Grange area of Kings Lynn offering spacious accommodation including an open plan lounge/kitchen with fitted appliances, gas central heating and UPVC double glazing, parking and is available with no chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Accommodation Comprises

Entrance Hall

UPVC double glazed entrance door to entrance hall, stairs to first floor, UPVC double glazed window, radiator, access to roof space, airing cupboard housing gas boiler.

Open Plan Lounge / Kitchen

21' 1" max narrowing to 15' 9" x 14' 11" (6.43m max narrowing to 4.80m x 4.55m)

UPVC double glazed window, two radiators, television point.

Fitted kitchen comprising of units at base and wall level, worktop surface, single oven, four ring gas hob with cooker hood over, integrated dishwasher and washing machine, single drainer single bowl sink with mixer tap over, tiled splashbacks, UPVC double glazed window, integrated fridge, telephone point.

Bedroom One

12' 4" plus recess x 8' 2" plus door recess (3.76m plus recess x 2.49m plus door recess)

UPVC double glazed windows to front, radiator, television and telephone point, storage cupboard, inset spotlights.

Bedroom Two

7' 10" x 6' 5" (2.39m x 1.96m)

UPVC double glazed window, radiator, telephone point, spot lighting.

Bathroom

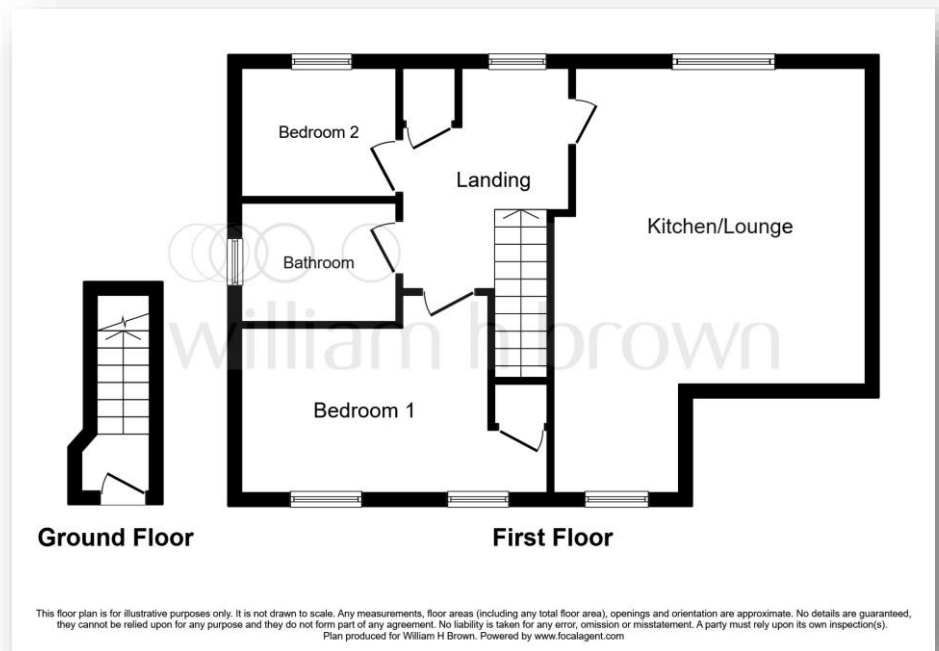
Suite comprising of panel bath with mixer tap, shower over with shower screen, low flush W.C, pedestal hand wash basin, wall tiling, towel radiator, UPVC double glazed window, extractor.

Outside

Comprising of off-street parking

Location

Located in the Grange area, within easy access of Kings Lynn town centre with its wide range of amenities including shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station.



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Baldock Drive, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom First Floor Flat
- Open Plan Living Room / Kitchen
- Fitted Kitchen With Appliances
- UPVC Double Glazing, Gas Central Heating & Parking
- No Chain

Tenure: Leasehold EPC Rating: C

guide price

£99,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
KLN115212 - 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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