



**Wisbech Road, King's Lynn PE30 5LJ**

**welcome to**

**Wisbech Road, King's Lynn**

Located close to Kings Lynn town centre is this spacious two bedroom first floor apartment with far reaching views over the Great River Ouse. The property is being offered with no onward chain and needs to be viewed to appreciate all it has to offer.



**Entrance Door To:-  
Entrance Hall**

Secure entry system, radiator, storage cupboard

**Open Plan Lounge/kitchen**

17' 9" x 16' 3" ( 5.41m x 4.95m )

Kitchen area has a 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 freezer and washing machine, double glazed window, double glazed door to Juliet balcony, two radiator, wood effect flooring

**Bedroom One**

18' 1" max x 11' 4" ( 5.51m max x 3.45m )

Double glazed window, radiator, wood effect flooring, door to:-

**En Suite Shower Room**

6' 8" x 6' 1" ( 2.03m x 1.85m )

Shower cubicle, low level WC, wash hand basin, part tiled walls.

**Bedroom Two**

11' 6" x 11' 4" ( 3.51m x 3.45m )

Double glazed window, radiator, wood effect flooring, door to:-

**En Suite Shower Room**

7' 2" x 3' 8" ( 2.18m x 1.12m )

Shower cubicle. low level WC, wash hand basin, radiator, part tiled walls, double glazed window

**Outside**

Residents parking area



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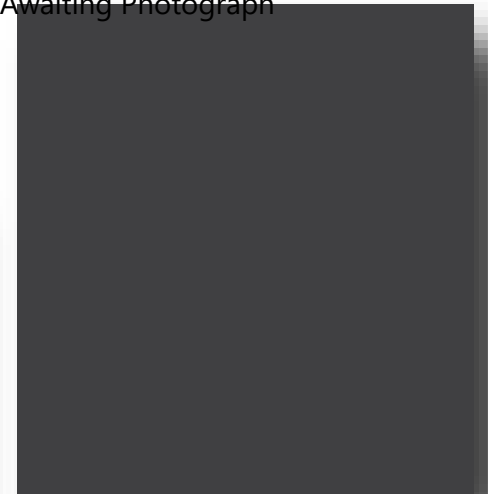
- First Floor Apartment
- Magnificent Views
- Two Bedrooms
- Two En Suites
- Open Plan Kitchen/Lounge Area

Tenure: Leasehold EPC Rating: B

# £137,000



Awaiting Photograph



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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
KLN114993 - 0011

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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Please note the marker reflects the postcode not the actual property