



Flat H, Railway Sidings Yard, Snettisham, PE31 7TR

welcome to

Flat H, Railway Sidings Yard, Snettisham, King's Lynn

BEAUTIFULLY PRESENTED 2nd floor apartment in the popular village of Snettisham. The apartment has stunning views, 2 double bedrooms, modern kitchen and bathroom, open plan living accommodation, cart shed, bike store and no onward chain! PERFECT HOLIDAY HOME OR FIRST TIME BUYER PROPERTY



Location

Snettisham is a popular coastal village situated between the market town of King's Lynn and the coastal resort of Hunstanton. It has a beautiful RSPB nature reserve beach perfect for dog walking and a forest and water mill within walking distance to the property. There are good local shops (including a co-op), doctors' surgery, two pubs - one of which is an award winning village pub 'The Rose & Crown' with traditional ales and food and The Old Bank Bistro which has a Michelin plate award. There is a pre-school and primary school and regular buses. King's Lynn offers a wide range of leisure activities and is approximately 9 miles away with direct train routes through to Ely, Cambridge and London. Snettisham is an ideal location for a holiday home or permanent residence.

Communal Entrance Hall

Staircase to the second floor and a large storage cupboard fitted with shelving and a hanging rail.

Entrance Hall

Entry phone system

Open Plan Lounge-Diner-Kitchen

21' 3" max x 18' 8" max (6.48m max x 5.69m max)
(L-shaped) Feature semi circular UPVC double glazed window, radiator.

Kitchen Area

Range of wall and base units with worksurfaces over and inset ceramic sink and drainer. Built in fan-assisted oven and hob with extractor over, built in fridge/freezer and washer/dryer. Boxed in boiler, UPVC double glazed sash window and opening to:

Bedroom One

11' 1" x 9' 5" (3.38m x 2.87m)

UPVC double glazed sash window, radiator.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

UPVC double glazed sash window, radiator.

Bathroom

Bath with shower over, WC, wash hand basin, tiled floor, part tiled walls and extractor fan.

Storage Cupboard

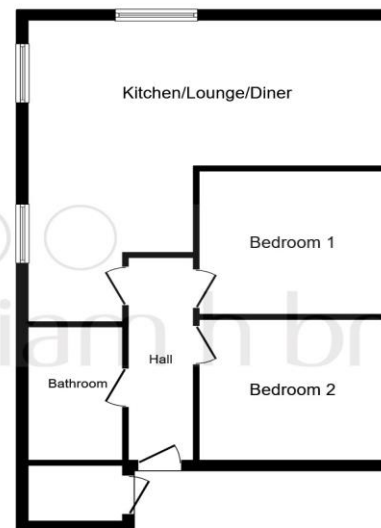
Fitted out with rails and shelving

Outside

There is a cart shed for parking and a communal garden and patio area, a communal bike store and visitors parking

Agents Note

There is an annual service charge of £725.00. Sub letting is permitted and pets are allowed. The property will be purchased with a share of the freehold



Floor Plan

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).
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welcome to

Flat H, Railway Sidings Yard, Snettisham

- Beautifully Presented 2nd Floor Penthouse Apartment
- 2 Double Bedrooms & Modern Bathroom
- Stunning Views To Front & Rear
- Share Of Freehold
- Cart Shed Parking

Tenure: Leasehold EPC Rating: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
HUN104789 - 0006

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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