



The Green, Hunstanton Road, Dersingham, PE31 6RG



welcome to

The Green, Hunstanton Road, Dersingham, King's Lynn

This is a fantastic opportunity to purchase a well-presented, one bedroom apartment, located within the sought-after village of Dersingham. This property is spacious throughout, and would make the perfect purchase for any first time buyer!



Accommodation:

Entrance Hall

UPVC front door. Stairs leading in to:

Kitchen

8' 6" max x 9' 7" max (2.59m max x 2.92m max)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, electric oven & an electric hob with integrated cooker hood over. Space for a free standing fridge/ freezer, as well as space & plumbing for a washing machine and tumble dryer. Double-glazed Velux window to the rear.

Lounge/ Diner

18' 3" max x 14' 10" max (5.56m max x 4.52m max)

Double-glazed window to the front. Economy 10 electric storage heater. Television Point.

Bedroom One

9' 5" x 12' 9" (2.87m x 3.89m)

Double-glazed window to the rear. Electric radiator. Loft access with installed loft ladder.

Bathroom

Bathroom fitted with WC, wash hand basin & bath with electric shower over. Extractor fan. Stainless steel heated towel rail. Electric wall heater.

Outside

Two allocated parking spaces.

Agents Note

This property is leasehold for a term of 999 from 1994. The current ground rent, paid every quarter, is £170.00, service charges and building insurance are included. This lease does not prevent you from keeping pets, sub-letting or holiday letting.



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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The Green, Hunstanton Road, Dersingham King's Lynn

- First Floor One Bedroom Apartment
- Spacious lounge/ Diner
- Well-Presented throughout
- Two Allocated Parking Spaces
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Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106227 - 0006

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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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