



**Norfolk Street, King's Lynn, PE30 1AH**

**welcome to**

**Norfolk Street, King's Lynn**

This well presented upper floor apartment is ideally located in the centre of King's Lynn, close to shops and leisure facilities. Comprising of three bedrooms, lounge/diner, kitchen and shower room. Being offered with no onward chain.



### Entrance Hallway

Side and rear door. Stairs to landing.

### Landing

Loft hatch access

### Lounge/ Diner

Wood flooring. Radiator. Fireplace. Double glazed window with secondary glazing.

### Kitchen

Fitted with wall and base units with stainless steel sink and drainer. Electric oven and hob with extractor fan above. Space for fridge freezer. Space and plumbing for washing machine. Wood flooring. Double glazed window.

### Bedroom One

Double glazed window with secondary glazing. Radiator.

### Bedroom Two

Radiator. Feature fireplace. Double glazed window with secondary glazing. In-built wardrobe. Double doors to landing.

### Bedroom Three

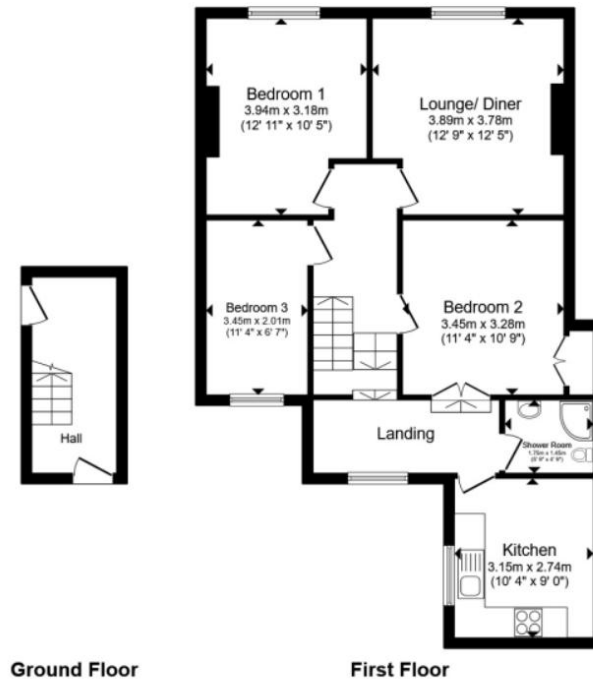
Double glazed window. Radiator.

### Shower Room

Wash hand basin. Low level w.c. Shower cubicle with mains shower. Part tiled walls.

### Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.



Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Norfolk Street, King's Lynn

- No Onward Chain
- Three Bedrooms
- Upper Floor Apartment
- Lounge/Diner
- Shower Room

Tenure: Leasehold EPC Rating: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

# £125,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
KLN119548 - 0003

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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