



**9 Lavender Court, Gaywood, King's Lynn, PE30 4HL**

**£109,995**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Lavender Court is a wonderfully peaceful setting, and the name alone perfectly reflects the calm and relaxed lifestyle this delightful home offers.**

Positioned on the ground floor, this well-presented two-bedroom apartment forms part of a welcoming over 55's development, designed for comfortable and convenient living. The property has been thoughtfully updated by the current owner, meaning it is ready for the next owner to move straight in and enjoy.

The heart of the home is the bright 'L'-shaped lounge diner which overlooks the front of the development. This generous living space provides plenty of room for both relaxing and dining, creating a comfortable area to spend time with family and friends.

The kitchen has been recently updated with a modern design, offering a stylish and practical space for day-to-day cooking. The shower room has also been upgraded, now providing a contemporary and easy-to-maintain suite.

Both bedrooms are quietly positioned at the rear of the apartment and enjoy views across the private communal gardens. These gardens offer a lovely outlook and a particularly peaceful atmosphere, making the bedrooms an ideal retreat.

Lavender Court is well regarded for its friendly community feel and its convenient location. The property is just a short, level stroll from local amenities, making it easy to pop out for shopping or everyday essentials.

Further benefits include communal parking available for residents and, importantly, the property is offered with no onward chain, allowing for a straightforward move.

**A comfortable, low-maintenance home in a tranquil setting, perfect for those seeking relaxed retirement living.**

**LEASE DETAILS (Please check details with your solicitor before exchanging contracts)**

**Lease is 99 years from 25/3/90 - Approx 63 years remaining**

**Ground rent - £120.50 (bi-annually)**

**Service Charges - £1164.48 (bi-annually)**

**Tenure: Leasehold**

**Property Type: Ground Floor Flat**

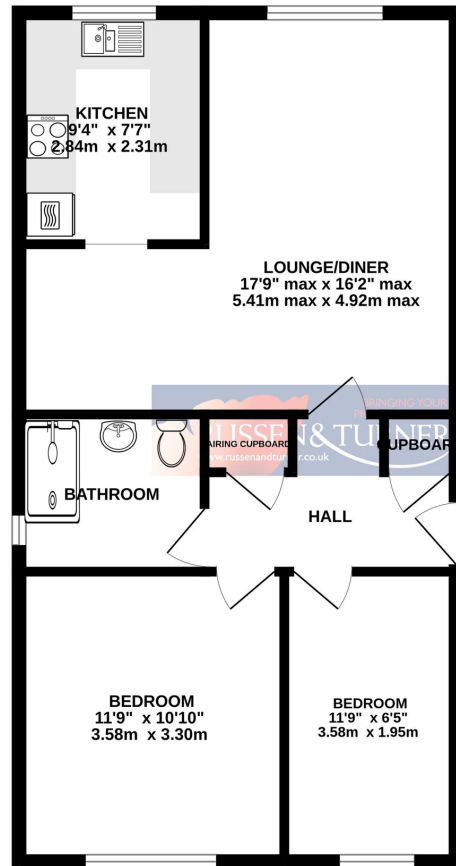
- Over 55's apartment
- Ground floor
- 2 Bedrooms
- Updated kitchen
- Modern shower room
- Communal parking
- Bedrooms overlook garden
- Quiet location
- Close to amenities
- No chain

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch - we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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