

## DIRECTIONS

SATNAV: POE30 5LJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	78	80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



**brittons**  
estate agents

[www.brittons.net](http://www.brittons.net)



Coopers Court Wisbech Road King's Lynn PE30 5LJ

**TWO BEDROOM SECOND FLOOR FLAT**

**King's Lynn**

**£135,000 Leasehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**HALLWAY**

Laminate flooring, leading to all rooms.

**LOUNGE/KITCHEN**

Laminate flooring, double radiator, window to rear, Juliet balcony with unobstructed river views.

Kitchen: Range of wall-mounted, base and drawer units, integrated oven and gas hob with extractor hood, space and plumbing for washing machine, splashback wall tiling.

**BEDROOM ONE**

Fitted carpet, window to rear aspect, double radiator, airing cupboard.

**BEDROOM TWO**

Fitted carpet, window to front aspect, double radiator.

**SHOWER ROOM**

Tiled flooring, obscured window to front, hand wash basin, W.C, double radiator, walk-in corner shower enclosure, extractor fan.

**IMPORTANT INFORMATION**

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 where applicable, and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

17'5" x 16'3" (5.31m x 4.95m)

17'09" (MAX) x 11'04"

11'06" x 9'03"

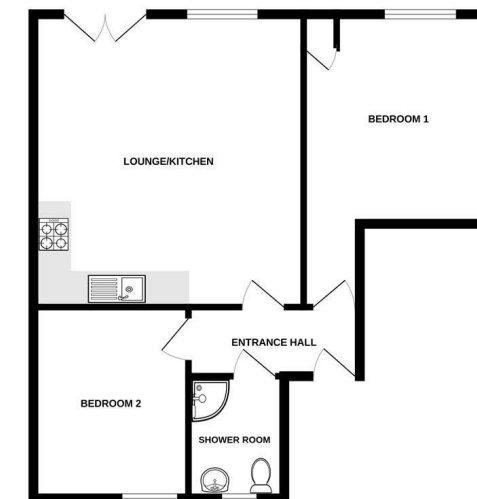
7'03" x 5'09"

**NO UPWARD CHAIN AND PRICED TO SELL** - Situated on Wisbech Road in South Lynn, this well presented two-bedroom flat offers a perfect blend of modern living and scenic views. Built in 2007, this second-floor residence boasts stunning river views, providing a tranquil backdrop to your daily life.

The flat features two well-proportioned bedrooms, ideal for first-time buyers or those seeking a comfortable space to call home. One of the standout features of this property is its proximity to local amenities. You will find a variety of shops, cafes, and recreational facilities just a short distance away, making it easy to enjoy the vibrant community that King's Lynn has to offer.

This flat is not only a wonderful opportunity for first-time buyers but also an excellent investment for those looking to enter the property market. With its appealing location, modern features, and picturesque views, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the details contained here, measurements of areas, volumes, masses and other data are approximate and not necessarily intended to be an offer or a guarantee. This plan is for illustrative purposes only and should be used as such for any professional purposes. The agents, vendors and applicants accept no liability for any errors or omissions. Made with SketchUp 2020



