



**16 Duggie Carter Court, King's Lynn PE30 2BF**

**Offers Over £100,000**

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

Perfectly placed just a short stroll from the town centre and train station, with direct links to London Kings Cross and Cambridge, this well-appointed one-bedroom, second-floor apartment offers an ideal blend of convenience and comfort. Whether you're stepping onto the property ladder or looking for a smart addition to your rental portfolio, this is a home that makes an immediate impression.

From the outset, there's a sense of ease and practicality. Accessed via a secure gated entrance, the development provides peace of mind along with the added benefit of an allocated parking space, a real bonus in such a central location. Well-maintained communal hallways guide you through to the apartment itself, setting the tone for what's to come.

Step inside and you're welcomed by a hallway that offers a natural place to pause, somewhere to leave coats and shoes before moving further into the home. Beyond, the apartment opens up into a bright and contemporary living space.

The open-plan living, kitchen and dining area is undoubtedly the heart of the home. Designed with modern lifestyles in mind, it's a space that feels both airy and inviting. Whether you're enjoying a quiet morning coffee, working from home, or hosting friends for the evening, this versatile room adapts effortlessly. Natural light enhances the sense of space, while the layout keeps everything sociable and connected.

Tucked away from the main living area, the generous double bedroom provides a peaceful and comfortable retreat, a place to rest and recharge at the end of the day. Alongside, the well-appointed bathroom is finished to a good standard, completing the apartment with both style and functionality.

Well presented throughout, the property offers comfortable living with an abundance of natural light, all within easy reach of local amenities, transport links and everything the town centre has to offer.

Ready to move straight into and enjoy from day one, this is a home that delivers on both lifestyle and location, simple, convenient living at its best.

**Tenure: Leasehold**

**Property Type: Flat**

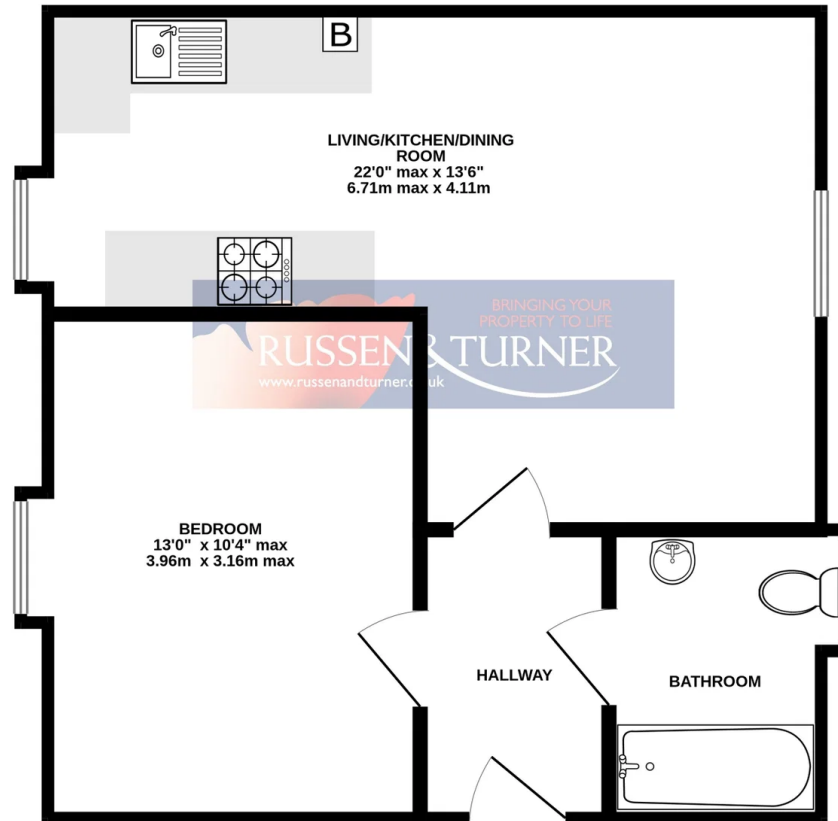
- Second Floor Apartment
- One Bedroom
- Close to Town Centre
- Allocated Parking
- Well Presented - Move in Ready
- Walking Distance to Train Station
- Gas Central Heating
- Ideal First Home or Potential Investment Opportunity
- Open Plan Living/Kitchen/Dining Room
- Council Tax Band - A

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  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

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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