



**Anthony Nolan Road, King's Lynn, PE30 4GW**

**welcome to**

**Anthony Nolan Road, King's Lynn**

Ideal first time buy or investment opportunity for this beautifully presented one bedroom ground floor flat located close to The Queen Elizabeth Hospital. Viewing highly recommended.



## Communal Entrance Door To

## Communal Entrance Hall

## Entrance Door To:-

### Entrance Hall

Radiator, storage cupboard, secure entry phone system

### Bedroom

10' 5" max x 10' 8" ( 3.17m max x 3.25m )  
Double glazed window, radiator

### Lounge Area

14' x 11' 5" ( 4.27m x 3.48m )  
Two double glazed windows, two radiators opening to:-

### Kitchen Area

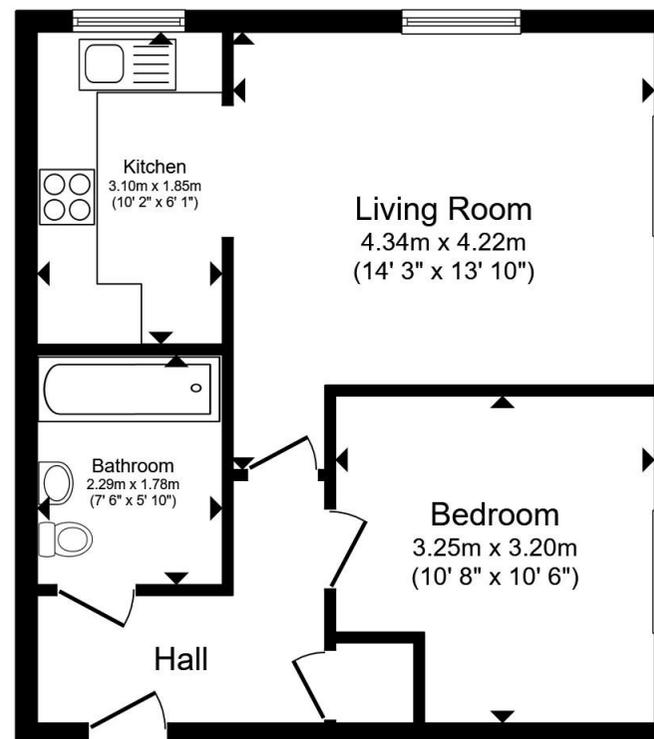
10' 2" x 5' 11" ( 3.10m x 1.80m )  
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine and fridge freezer

### Bathroom

5' 9" x 7' 6" ( 1.75m x 2.29m )  
Bath with shower mixer tap, low level WC, wash hand basin, radiator, vinyl floor

### Outside

Allocated parking space



Total floor area 42.3 m<sup>2</sup> (455 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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## Anthony Nolan Road, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Located Close to The Queen Elizabeth Hospital
- Ground Floor Apartment
- Beautifully Presented
- One Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1363.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£97,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119584 - 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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