

Trinity Quay, Page Stair Lane, KING'S LYNN, PE30 1NQ

william h brown

welcome to

Trinity Quay, Page Stair Lane, KING'S LYNN

William H Brown are delighted to offer to market this well presented and spacious one bedroom apartment, located within walking distance of Kings Lynn Town Centre, benefitting from river views and an allocated parking space. Viewing highly recommended!













Entrance Hall
Storage Cupboard, Entry Phone System

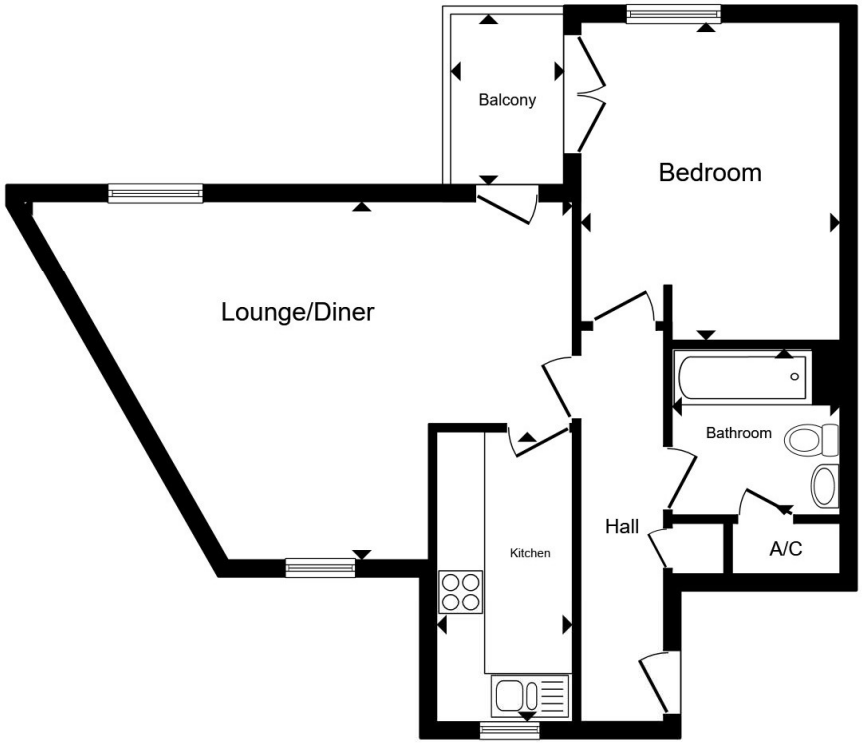
Lounge
22' 4" max x 14' 9" (6.81m max x 4.50m)
Two night storage heaters, Window to Front and Rear, Doors leading to balcony

Kitchen
12' x 5' 7" (3.66m x 1.70m)
Range of Wall and Base Units, Sink and Mixer Tap, Integrated Oven with Integrated Electric Hob and Extractor Fan, Space for Freestanding Washing Machine, Fridge/Freezer and Dishwasher

Bedroom
13' 4" x 10' 8" (4.06m x 3.25m)
Night storage heater, Window to Rear

Bathroom
Bath with Overhead Shower, WC, Hand Wash Basin, Extractor fan

Outside
Allocated Parking Space and Communal Gardens



Total floor area 53.7 m² (578 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

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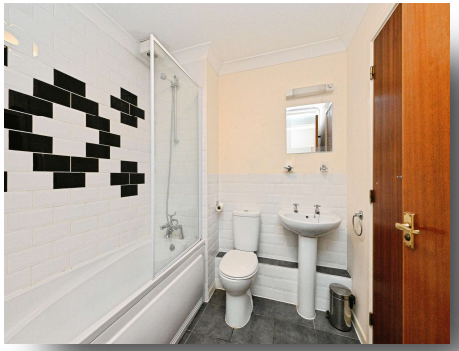
- One Bedroom Apartment
- Beautiful River Views
- Spacious Lounge/Diner
- Kitchen
- Communal Gardens

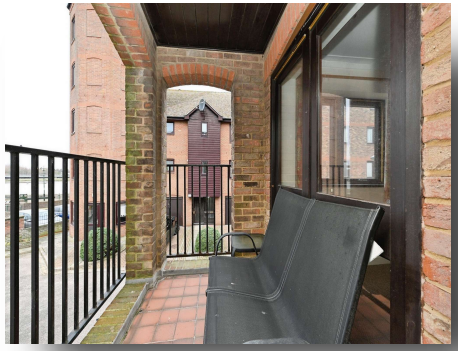
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1800.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119513

The Property Ombudsman

Property Ref:
KLN119513 - 0008

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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