



King Street, KING'S LYNN, PE30 1ES

welcome to

King Street, KING'S LYNN

Ideal first time buy or investment opportunity with this well presented town centre two bedroom 2nd floor flat with parking which is being offered with no onward chain. Viewing highly recommended.



Secure Entry System To:-

Outside

Allocated parking space

Communal Entrance Hall

Stairs to first and second floors

Entrance Hall

Wood effect flooring, electric heater, airing cupboard housing hot water tank

Lounge

13' 4" x 13' 3" (4.06m x 4.04m)

Sash window to front, wood effect flooring, two electric heaters, views of the Guild Hall

Kitchen

11' 6" irregular in shape x 8' 11" irregular in shape (3.51m irregular in shape x 2.72m irregular in shape)

With base and wall units, roll edge work top inset sink with mixer tap over, space for washing machine and fridge freezer, sash window, wood effect flooring, electric heater, built-in oven, electric hob, extractor over

Bathroom

Bath with mains shower over, low level WC, wash hand basin, ceramic tiled floor, part tiled walls

Bedroom One

11' 9" min x 14' 1" into recess (3.58m min x 4.29m into recess)

Wood effect floor, electric heater, sash window

Bedroom Two

13' 5" x 8' 5" into recess (4.09m x 2.57m into recess)

Wood effect flooring, electric heater, sash window



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.focalagent.com



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welcome to

King Street, KING'S LYNN

- Ideal Town centre Location
- Top Floor Flat
- Allocated Parking
- Two Bedrooms
- Spacious Accommodation

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119434 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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