



**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

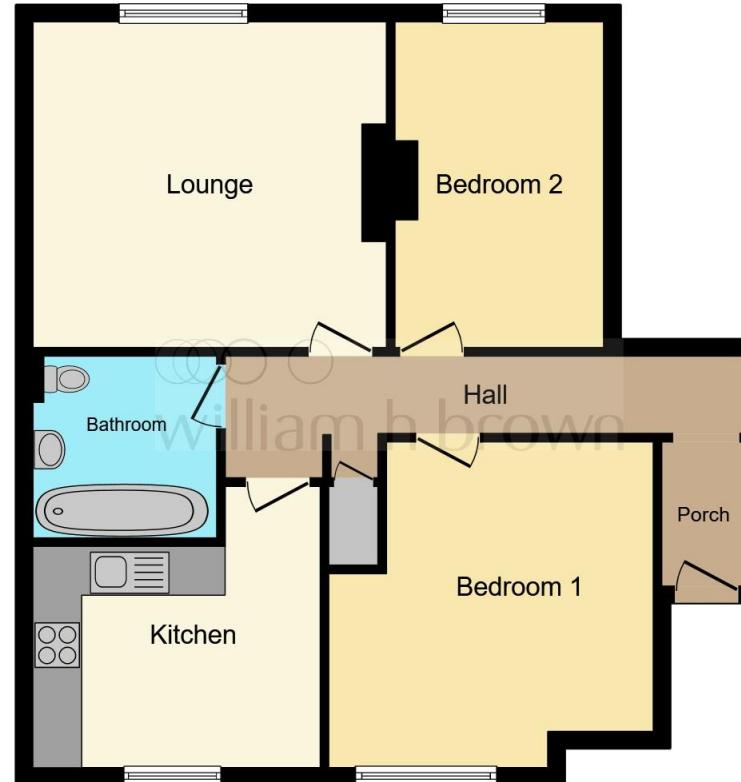
11' 9" min x 14' 1" into recess ( 3.58m min x 4.29m into recess )

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](http://www.focalagent.com)



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## 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



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Property Ref:  
KLN119434 - 0003

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