



Flat 3, 5 Portland Street, King's Lynn PE30 1PB

£120,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Whether you're searching for your first home or a smart addition to your property portfolio, this spacious ground floor apartment offers a lifestyle that's as convenient as it is comfortable, ready to be enjoyed from day one, with the added benefit of no onward chain.

Before you even step inside, the location makes an immediate impression. Perfectly placed, everything you need is within easy reach. The train station is just a short stroll away, offering direct links to London King's Cross and Cambridge, ideal for commuters or weekend escapes. In the other direction, a gentle walk leads you into the town centre, where cafés, restaurants, and shops create a lively backdrop for everyday living. And when you're in the mood for something slower, the nearby Walks park provides a welcome dose of greenery and calm.

Step inside the building and into the communal hallway, then through to your own front door where the sense of space begins. A generous entrance hall sets the tone, practical and welcoming, with room for coats and shoes, and a layout that naturally draws you further in.

At the heart of the apartment, the living room offers a versatile and inviting space. Whether it's quiet evenings on the sofa or hosting friends, it's a room that adapts easily to your lifestyle. Double doors open through to the kitchen/dining room, creating a natural flow between the two spaces.

The kitchen/dining area is a real highlight, bright and designed for both everyday use and social occasions. A Juliette balcony allows light to pour in, lifting the entire space and making it somewhere you'll genuinely enjoy spending time, whether cooking, dining, or simply catching up at the end of the day.

The apartment continues to impress with two well-proportioned double bedrooms, each offering comfortable and flexible accommodation, ideal for sharers, guests, or even a home office setup if needed. A well-appointed bathroom completes the layout.

This is a home that combines space, light, and location in equal measure, easy to move into, easy to live in, and perfectly placed to make the most of everything the town has to offer.

The apartments lease commenced on 1st of January 1988 with a term of 152 years, this leaves approximately 114 years remaining. We're awaiting an exact breakdown of any costs associated with the apartment.

Tenure: Leasehold

Property Type: Flat

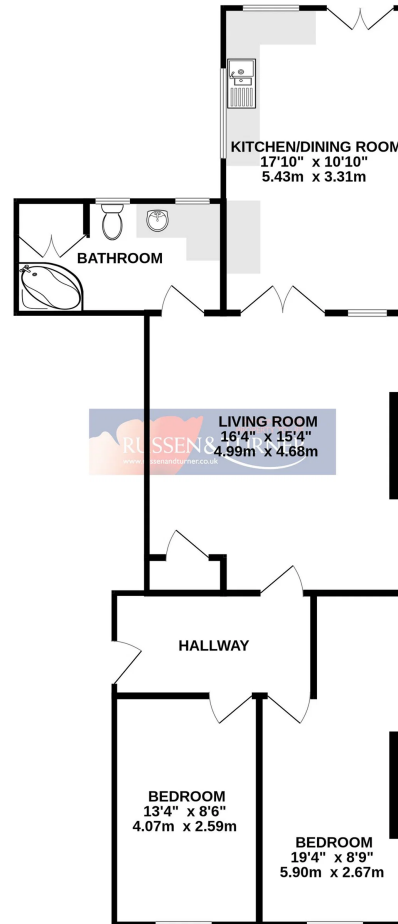
- Ground Floor Apartment
- Two Double Bedrooms
- Generous Living Accommodation
- Kitchen/Dining Room with Juliette Balcony
- Leasehold - Long Lease (Over 100 years remaining)
- Walking distance to Train Station
- Ideal First Home
- Set Within Town Centre - Short Walk to High Street
- Electric Heating
- No Onward Chain

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
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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