





Five Elms, King's Lynn, PE30 4RJ

welcome to

Five Elms, King's Lynn

Ideal first time buy or investment opportunity with this two bedroom ground floor flat close to local amenities and is being offered with no onward chain.













Secure Entry System To:-
Entrance Door
Storage cupboard containing wall mounted gas boiler

Lounge
Double glazed window, radiator, storage cupboard

Kitchen
Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine and fridge freezer, double glazed window

Bedroom One
Double glazed window, radiator

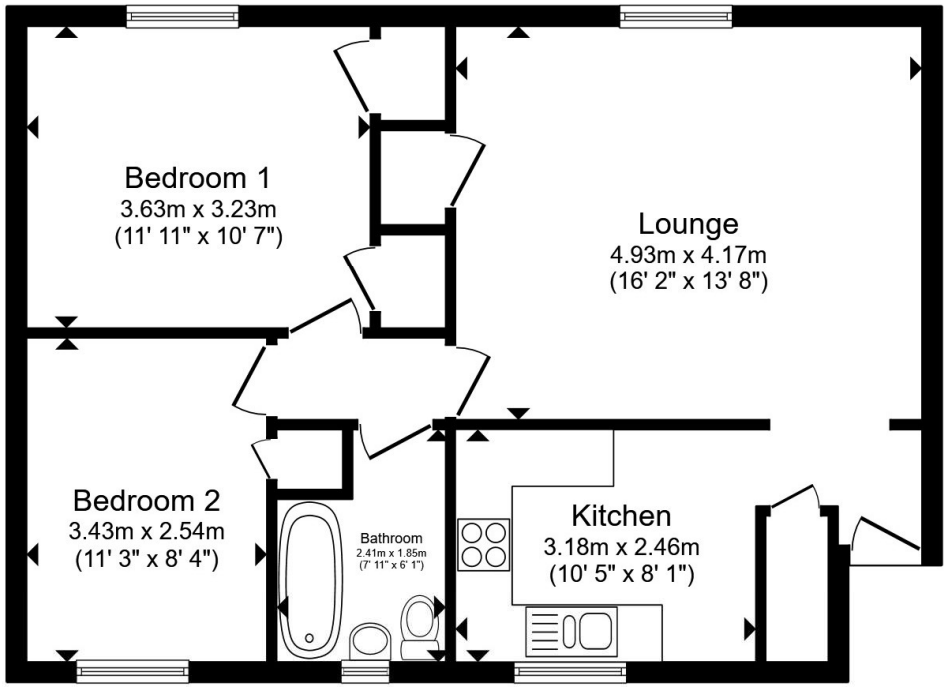
Bedroom Two
Double glazed window, radiator

Bathroom
Bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window

Outside
Communal yard with storage shed.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note there is a service charge payable of £831.02 per annum, inclusive of buildings insurance (£154.66 per annum). The amounts for 1 April 2027 to 31 March 2028 may vary and will be notified by a letter from Freebridge by March 2027.



Floor Plan

Total floor area 62.4 m² (671 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

william h brown

welcome to

Five Elms, King's Lynn

- Ground Floor Flat
- Two Bedrooms
- Spacious Lounge
- Communal Courtyard
- Ideal First Time Buy or Investment Opportunity

Tenure: Leasehold EPC Rating: C
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.

offers over

£75,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120321 - 0002

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.

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