



Two Bedroom Apartment in Duggie Carter Court, King's Lynn

£120,000

King's Lynn

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

The beauty of your first home is how it fits around your life, and this one does exactly that.

Whether you're stepping onto the property ladder, searching for a low-maintenance home or adding to your investment portfolio, this beautifully presented first-floor apartment offers the perfect combination of comfort, convenience and location.

Offered to the market with no onward chain, it's ready to be enjoyed from day one.

Set within a secure gated development, just a short distance from King's Lynn's bustling town centre and mainline railway station, everyday life couldn't be much easier. Commuting to Cambridge or London, meeting friends in town or simply picking up the weekly shopping is all within easy reach, making this an ideal base for professionals, first-time buyers and investors alike.

Step inside and you'll immediately appreciate the sense of space. The generous living and dining room is flooded with natural light, creating a welcoming environment that's equally suited to quiet evenings on the sofa or entertaining friends at the weekend. A Juliet balcony adds another touch of light and openness, giving the room an airy feel throughout the year.

The modern kitchen sits naturally alongside the living space, making it easy to stay connected with guests while cooking and providing everything needed for day-to-day living in a practical, contemporary setting.

Both bedrooms are well-proportioned, offering flexibility whether you need a comfortable guest room, dedicated home office or simply the luxury of extra space. The bathroom is fitted with a modern three-piece suite, completing a home that's ready to move straight into.

Outside, the secure gated entrance provides valuable peace of mind, while the allocated parking space is another welcome convenience, particularly so close to the town centre and railway station.

Living here also means having everything King's Lynn has to offer right on your doorstep. From riverside walks along the historic quay and independent cafés to excellent shopping, leisure facilities and direct rail links to Cambridge and London, it's a location that makes everyday living refreshingly straightforward.

Neat, modern and wonderfully easy to maintain, this is the kind of home that allows you to spend less time worrying about upkeep and more time enjoying where you live. Whether it's your first purchase or your next investment, it's a property that's ready to work for you from the very first day.

The property is leasehold. We have been advised that the lease commenced on 10/7/2008 for 125 years, thus leaving approximately 107 years remaining. We have also been advised that the ground rent for the most recent year was £150 per annum, whilst the maintenance charge for the same period was £1,108.86

Tenure: Leasehold

Property Type: Flat

- First Floor Flat
- Two Bedrooms
- Leasehold - Over 100 years remaining
- Allocated Parking Space
- Close to Town Centre
- Gas Central Heating
- Open Plan Living/Dining/Kitchen Space
- Well Presented
- Walking Distance to Train Station
- No Onward Chain

Disclaimer

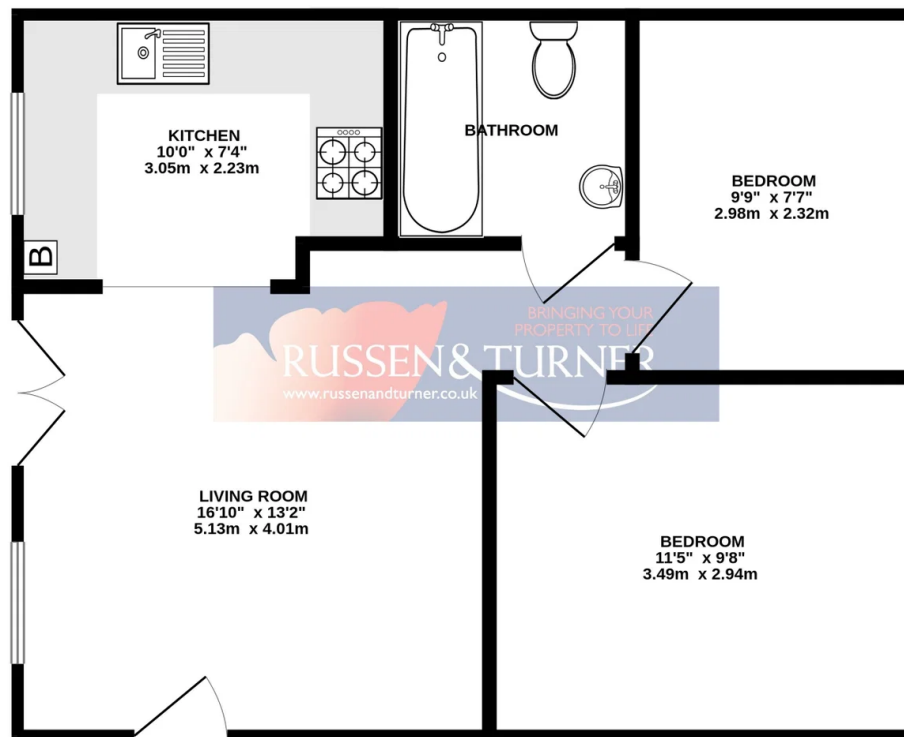
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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