



Old School Court, King's Lynn, PE30 1DB

welcome to

Old School Court, King's Lynn

Combining character & an outstanding town-centre location, this modern ground floor apartment is ready to move straight into & offered chain-free! Set within a stunning Grade II listed former school & conservation area, it enjoys riverside communal gardens and is just moments from King's Lynn's picturesque Quayside.



Accommodation:**Entrance Hall**

Storage cupboard.

Lounge/Diner

Two glazed windows. Radiator.

Kitchen

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, an electric oven & an electric hob with cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Radiator. Glazed window & double-glazed skylight window.

Bedroom One

Glazed window & double-glazed skylight window. Radiator.

Bedroom Two

Glazed window. Radiator.

Shower Room

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Glazed window.

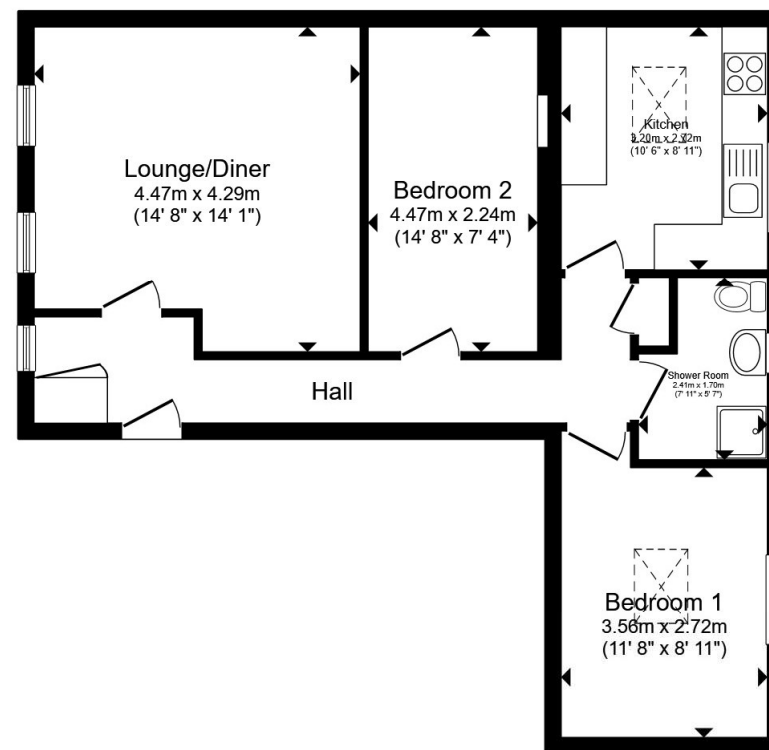
Outside

The property benefits from an allocated parking space and access to beautifully maintained communal gardens, complete with a seating terrace and charming shared summerhouse, creating an ideal space to relax and enjoy the surroundings

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 of £1800 per annum, inclusive of buildings insurance & water bill.



Total floor area 61.7 m² (664 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



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Old School Court, King's Lynn

- Ground floor apartment
- Two bedrooms
- Modern kitchen + shower room
- Allocated parking
- Beautiful communal gardens

Tenure: Leasehold EPC Rating: D

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.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119337 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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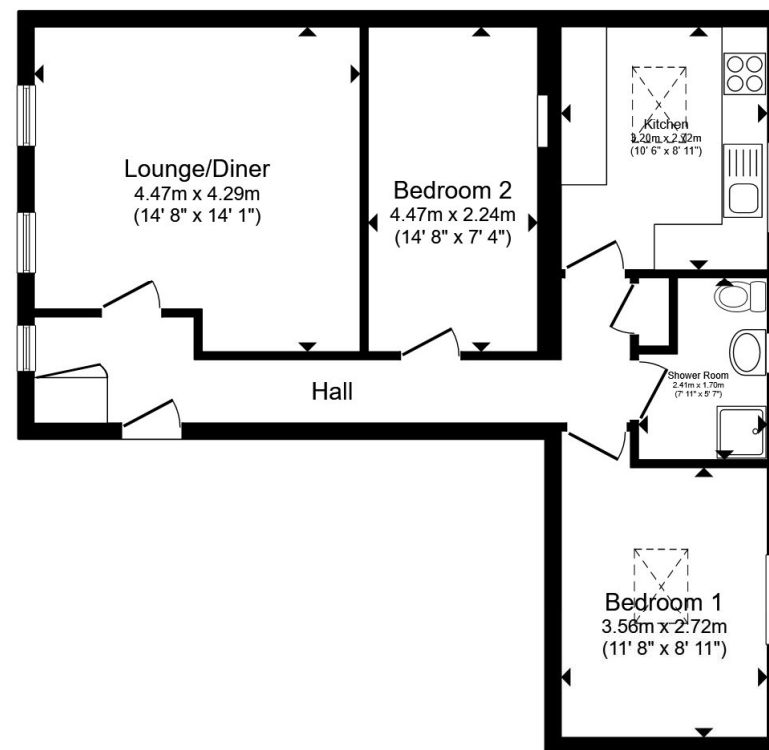
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