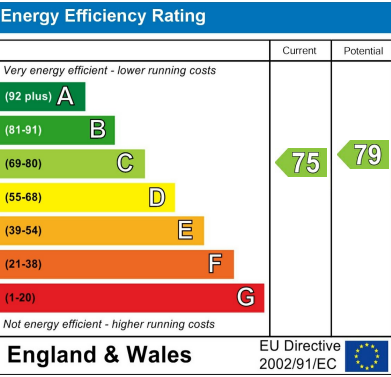


DIRECTIONS

SAT NAV: PE30 4UR



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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KING'S LYNN

King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL

Intercom, airing cupboard housing hot water cylinder.

LOUNGE

Fitted carpet window to side and rear aspect, two night storage heaters, arched opening to kitchen.

KITCHEN

Fitted kitchen comprising of units at base and wall level, work top surface over, oven, hob, extractor, space and plumbing for washing machine, single drainer sink with mixer tap over.

BEDROOM

Fitted carpet, window to rear aspect, access to roof space, night storage heater.

BATHROOM

Three piece suite comprising of panel bath with mixer taps and shower hose attachment, low flush WC, pedestal hand wash basin, tiled splashbacks, dimplex wall mounted heater and extractor fan.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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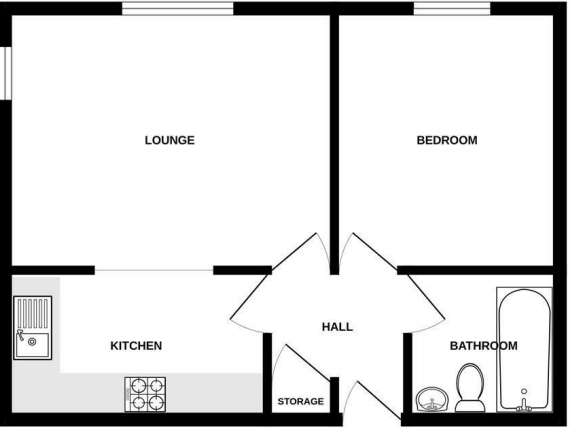
"INVESTMENT OPPORTUNITY" A well-positioned one-bedroom, third-floor apartment on Winston Churchill Drive, King's Lynn, offered for sale with a long-term tenant in situ, making this an appealing opportunity for landlords and investors seeking an established rental investment.

The property comprises a well-proportioned bedroom, reception room, fitted kitchen and bathroom, together with an allocated parking space. The apartment has recently benefited from new carpets, providing a fresh and well-presented environment for the existing tenant.

The property's location is a particular attraction for investors, being situated close to Queen Elizabeth Hospital, an important local employment hub and a strong source of rental demand. The convenient location also provides access to King's Lynn town centre and surrounding amenities.

Sold with the tenant in situ, this property offers the potential for an investor to acquire an established rental property without the need to find a new tenant or undertake an immediate letting process. The existing tenancy provides continuity for the purchaser and makes this an ideal addition to an existing buy-to-let portfolio or as a first investment property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and the purchaser is to view generally to effecting sale only. Made with Mapbox 12/2023



