

DIRECTIONS

SATNAV: PE30 2QS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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The Maltings Swiss Terrace King's Lynn PE30 2QS

TWO BEDROOM FIRST FLOOR FLAT

King's Lynn

£115,000 Leasehold

01553 692828
sales@brittons.net





ENTRANCE HALL

L-Shaped, fitted carpet, electric radiator, access phone, airing cupboard.

LOUNGE

Fitted carpet, windows to side, electric radiator, electric fire place.

KITCHEN

Vinyl flooring, splash back wall tiling, range of wall-mounted, base and drawer units, space for oven and fridge/freezer, corner breakfast bar, space for washing machine, stainless steel sink, extractor fan. 12'8" x 8'1" (3.86m x 2.46m)

BATHROOM

Vinyl flooring, extractor fan, wall storage heater, hand wash basin, W.C, fitted bath with electric shower, fitted towel rail. 12'7" x 5'11" (3.84m x 1.80m)

BEDROOM ONE

Fitted carpet, triple windows to rear with garden views, built in wardrobe, electric radiator. 14'6" x 10'1" (4.42m x 3.07m)

BEDROOM TWO

Fitted carpet, electric fireplace, triple windows with dual aspect views, built in wardrobe 12' x 10'1" (3.66m x 3.07m)

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Situated in the charming area of Swiss Terrace, this delightful two-bedroom first-floor flat presents an excellent opportunity for first-time buyers seeking a comfortable and spacious home. The flat boasts generous living areas, providing ample room for relaxation and entertaining.

The well-designed layout ensures that both bedrooms are inviting and bright, making them perfect for rest or study. The communal laundry room adds convenience to daily living, while the outdoor space offers a lovely area to enjoy fresh air and sunshine, ideal for those who appreciate a touch of nature without the upkeep of a garden.

This property is not only practical but also situated in a desirable location, close to local amenities and transport links, making it an ideal choice for those looking to establish themselves in a vibrant community. With its spacious interiors and thoughtful features, this flat is a wonderful opportunity for anyone looking to make their first step onto the property ladder.

Please note: Pets are not permitted under the terms of the lease.





