



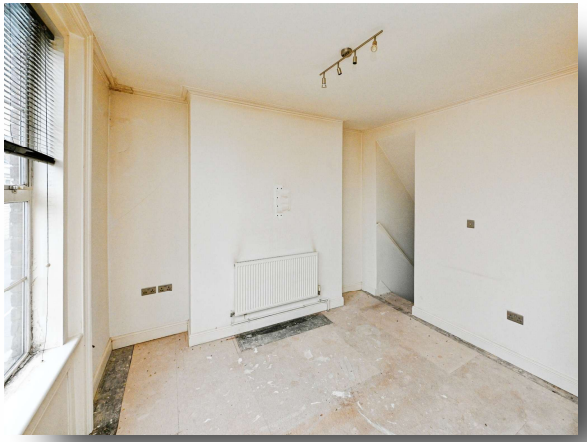


Railway Road, King's Lynn, PE30 1NF

welcome to

Railway Road, King's Lynn

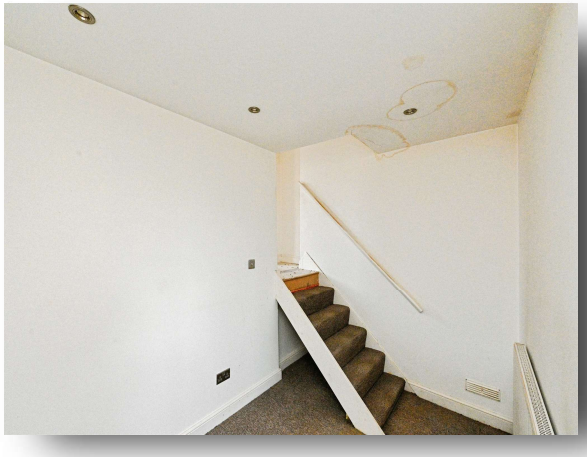
Ideal first time buy or investment opportunity with this one bedroom first floor apartment located in the town centre of Kings Lynn and is being offered with no onward chain.













Communal Entrance Hall
Stairs to first floor

Entrance Door To:-

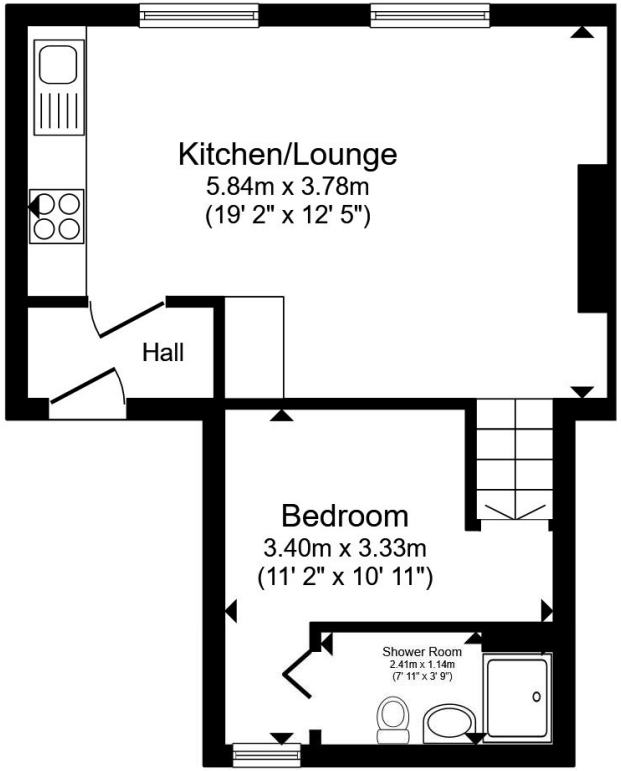
Open Plan Kitchen/Lounge
19' 2" into recess x 12' 5" max (5.84m into recess x 3.78m max)
Two windows to front elevation, two radiators, base units, roll edge work top, inset stainless steel sink with mixer tap over, built-in small oven, two ring electric hob, extractor over, integrated fridge, all mounted gas boiler, stairs down to:-

Bedroom
10' 11" max x 11' 2" max (3.33m max x 3.40m max)
Double glazed window to rear, radiator

Shower Room
Shower cubicle, low level WC, wash hand basin, heated towel rail

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 that all services/ appliances have not, and will not be tested.



Total floor area 33.9 m² (365 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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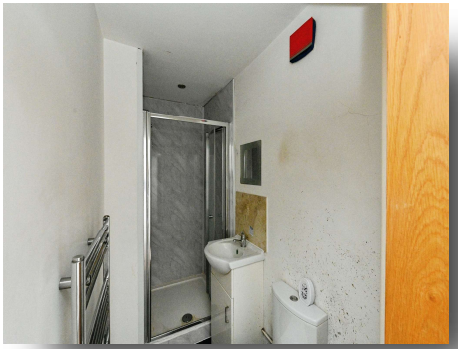
Railway Road, King's Lynn

- Town Centre Location
- First Floor Apartment
- One Bedroom
- Open Plan Kitchen/Lounge
- Shower Room

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.

£50,000



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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
KLN120174 - 0003

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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