



Investment Opportunity on Salters Road, King's Lynn

King's Lynn

£79,995

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

Positioned in a well connected part of King's Lynn, this well-presented two-bedroom ground floor flat offers a compelling opportunity for investors seeking a property with strong fundamentals and clear potential.

From the moment you step inside, the layout reveals itself as both practical and appealing to future tenants. A welcoming entrance hall leads through to a well-proportioned living and dining space on the left, an area that naturally lends itself to comfortable, everyday living and long-term tenant appeal.

Opposite, the second bedroom provides valuable flexibility, ideal as a guest room, home office, or additional rental space, a feature increasingly sought after in today's market. Towards the rear, a spacious principal bedroom offers a peaceful and private retreat, enhancing the overall desirability of the property.

At the back of the home, the modern, light-filled kitchen creates a strong impression. With direct access to the garden, it delivers that increasingly popular indoor-outdoor connection, a key lifestyle feature that can help drive rental demand and tenant retention. The garden itself is notably generous for a property of this type, offering added value and differentiation in the local market.

Centrally located between the bedrooms, the family bathroom is well finished and thoughtfully designed, ensuring the property is ready for immediate occupancy with minimal upfront work required.

Further benefits include parking to the front, adding everyday convenience, another attractive feature for prospective tenants.

Offered to cash buyers only due to the lease length, with approximately 56 years remaining, this property is ideally suited to investors who recognise the opportunity to acquire at an attractive price point. With the right strategy, there is clear scope to enhance value over time, whether through lease extension or as a yield-focused addition to a portfolio.

This is more than just a purchase, it's a strategic investment in a well-located, tenant-ready property with strong long-term potential.

Enquire today to explore how this opportunity could fit into your portfolio.

Tenure: Leasehold

Property Type: Flat

- Ground Floor Flat
- Two Bedrooms
- Off-Road Parking
- No Onward Chain
- Potential Investment Opportunity
- Close to King's Lynn Town Centre & Train Station
- Double Glazed
- Gas Central Heating
- Well Presented
- Council Tax Band A

Disclaimer

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.

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.

All measurements are provided as a guide and may not be exact.

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.

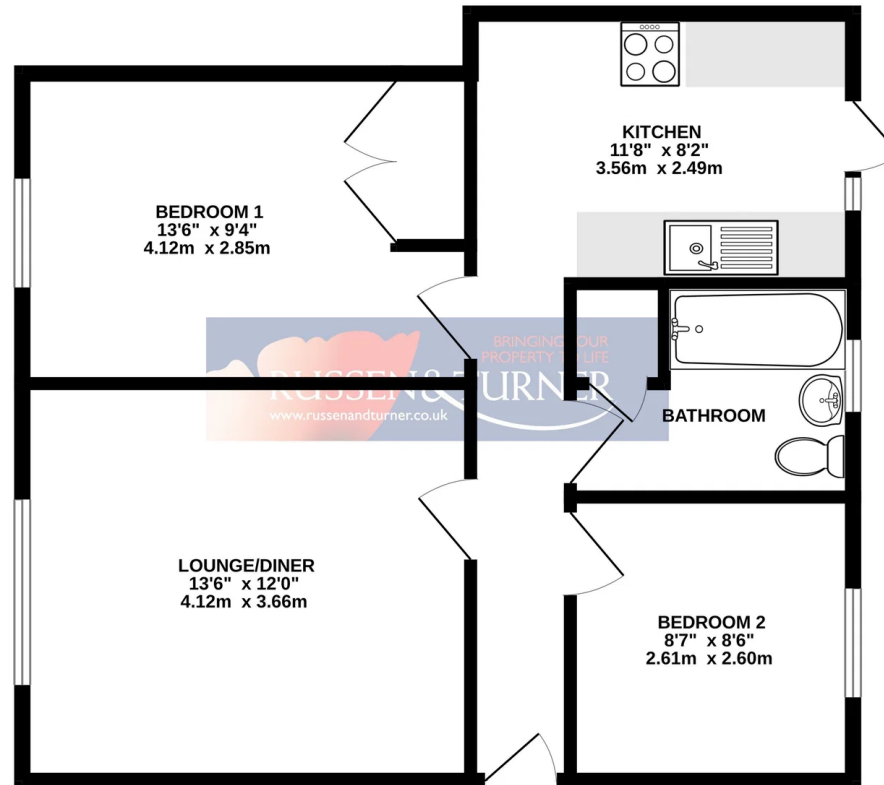
These details are provided in good faith, but they don't form part of any offer or contract.

Buyers should verify any points that are important to them before proceeding.

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GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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