



RUSSEN & TURNER

County Court Road, King's Lynn, PE30 5RP

what3words: hoot.going.pints

£95,000

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

Set in a wonderfully convenient position opposite the green open spaces of The Walks, this delightful first-floor apartment offers a comfortable and secure place to call home within a well-regarded over-55s development. With the town centre and train station both within easy walking distance, everything you need is close at hand while still enjoying the calm surroundings of the park just across the road.

The apartment itself has been tastefully refreshed, creating a bright and welcoming home that is ready to move straight into. Thoughtfully arranged living spaces are complemented by electric heating and useful built-in storage, while residents also benefit from a range of communal facilities including a friendly residents' lounge and a convenient laundry room, perfect for both practicality and socialising with neighbours.

At the heart of the home is the generous 18ft living and dining room. Filled with natural light from its large windows, it provides a lovely setting for relaxing afternoons, entertaining visiting family, or simply enjoying the view of the day unfolding outside.

The adjoining kitchen has been fitted with modern units and appliances, offering a practical space for preparing meals while maintaining a clean and contemporary feel.

The double bedroom is calm and comfortable, providing plenty of space for furnishings and a restful place to unwind at the end of the day. Completing the apartment is a fresh shower room finished with a crisp white three-piece suite.

Residents of the development enjoy additional peace of mind thanks to the secure entry system, 24-hour Careline support, and the reassurance of an on-site warden. Permit parking is also available to the rear of the building for residents.

Combining a prime location, thoughtfully designed accommodation, and a welcoming community atmosphere, this apartment presents a wonderful opportunity for those seeking a relaxed and secure lifestyle in later years.

We have been advised that the lease has a term of 189 years from 25.12.1983 leaving approximately 146 years remaining

Tenure: Leasehold

Property Type: Flat

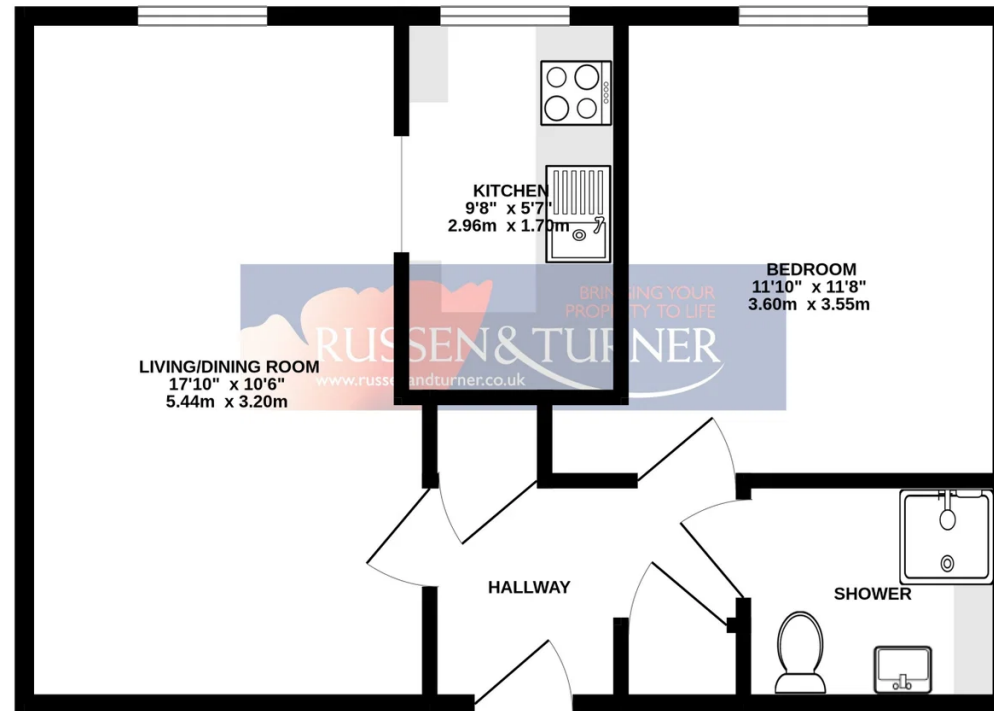
- First Floor Apartment
- One Bedroom
- No Onward Chain
- Resident's Permit Parking
- Over 55's Accommodation
- Modern Shower Room
- Double Glazed
- Walking Distance to King's Lynn Town Centre & Train Station
- Leasehold - Over 140 years remaining
- Well Presented

Disclaimer

1. 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.
2. 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.
3. All measurements are provided as a guide and may not be exact.
4. 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.
5. 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.



GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.5 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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