

LANDLES



1 Burkitt Homes | Queen Street | King's Lynn



Ground Floor apartment located in the historic heart of King's Lynn. Situated in the delightful private quadrangle of Burkitt Homes and most convenient for all the amenities of the town.

NEWLY REDECORATED & RECENTLY RENOVATED

The Trustees invite applications for the appointment of a new resident of Apartment 1. For the over 55's who are currently or have previously been a resident of or with a connection to King's Lynn

Almshouse Resident - Vacancy Available
Monthly Maintenance Contribution - £500

Folio: B/471tr

- **Newly Redecorated & Refurbished in Recent Years**
- **Ground Floor Apartment**
- **Open plan living room & bedroom area**
- **Kitchen**
- **Shower Room - wet room**

- **Central Heating & Hot Water - inc**
- **Shared laundry room**
- **Walled Gardens and courtyard**
- **Easy access to town centre and quay**

Monthly Maintenance Contribution: This is payable monthly by banker's order on the 1st each month in advance. Currently MMC is £500.

Included in the MMC: Central Heating & hot water, satellite TV connection point, use of shared laundry room facilities.

Residents are Responsible for: Council Tax, electricity, telephone, TV licence, internal cleaning.

Council Tax: Assessed at Band "A" with a current full annual charge of £1,602.96, 2026/2027.

Occupancy Requirements: The Homes are available to persons aged 55, who are currently resident in King's Lynn, have been resident, or have a connection with the town. All applications will be considered on their individual merits. Further details are set out in Regulations for Almshouse Residents attached to the application form. (N.B. The Homes are not warden controlled and the Trust does not provide care facilities)

Application for Residency: Interested parties should complete a Burkitt Homes Almshouse Application Form available from the Agent's offices. There are no application fees payable. All application will be treated in confidence. Applications are subject to the Burkitt Homes Board of Trustees approval at all times. One month's Maintenance Contribution plus any part month due on commencement.

Residents Handbook: A copy of the current Residents Handbook with further information on the Burkitt Homes is available for applicants to read prior to making an application.

Burkitt Homes is a charity dating from 1909 registered with the Charity Commission reg # 234467 and is run by a Board of volunteer Trustees.

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.



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