

DIRECTIONS

SAT NAV: PE30 3DQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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."

This disclaimer must go on to all probate properties – new and existing:



NORFOLK PROPERTY
AUCTIONS



72 Baldock Drive King's Lynn PE30 3DQ

TWO BEDROOM FIRST FLOOR FLAT

King's Lynn

£105,000 Leasehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL

Front door opens to stairs up to flat, upstairs hall gives access to all rooms, airing cupboard and loft. Carpeted, radiator and window to the rear.

15'9" x 14'11" (4.80m x 4.55m)

OPEN PLAN LOUNGE/KITCHEN

Window to front and rear, fitted base and wall units, integrated cooker, hob, dishwasher, washing machine and fridge. Vinyl flooring in the kitchen area, carpeted in the lounge area.

BEDROOM ONE

Room measurements are plus recess areas. Two windows to front, radiator, storage cupboard, carpeted, spot lights.

12'4" x 8'2" (3.76m x 2.49m)

BEDROOM TWO

Window to rear, carpeted, radiator, spot lights.

7'10" x 6'5" (2.39m x 1.96m)

BATHROOM

Panel bath with over shower and shower screen, WC and hand basin, heated towel rail, tiled, extractor fan, obscure window to side.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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"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.

Welcome to this charming two-bedroom flat located on Baldock Drive in the desirable Grange Estate of King's Lynn. Built in 2006, this modern property offers a comfortable and contemporary living space, perfect for first-time buyers or those looking to downsize.

As you enter the flat, you will be greeted by an inviting hallway which leads to an open-plan living area that seamlessly combines the reception room and kitchen. This layout not only maximises the use of space but also creates a warm and sociable environment, ideal for entertaining guests or enjoying quiet evenings at home. The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest.

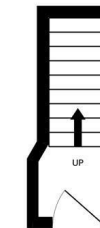
The property also includes a well-appointed bathroom, ensuring convenience for all residents. With a total area of 65 square feet, this flat is designed to offer both comfort and functionality.

Situated close to local amenities, residents will benefit from easy access to shops, cafes, and other essential services, making daily life both convenient and enjoyable. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

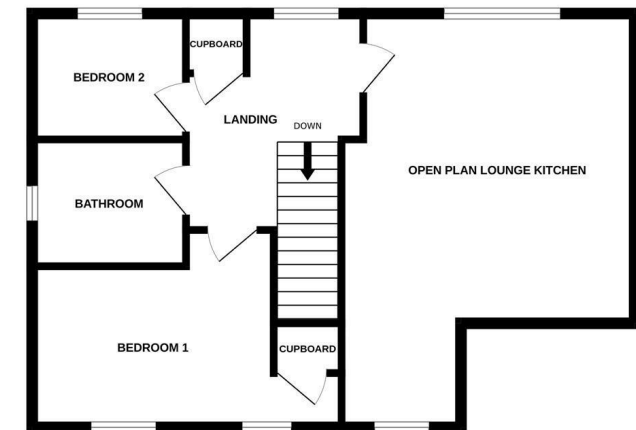
This flat presents an excellent opportunity to acquire a modern property in a sought-after location. Do not miss the chance to make this delightful flat your new home.



GROUND FLOOR



FIRST FLOOR



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. Made with Metropix 1/2025



