



2 Bedroom Town Centre Flat With Parking
King's Lynn

£110,000

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

Town Centre Living, With the Rare Bonus of Your Own Parking Space - When you live in the heart of King's Lynn, convenience is everything, and when you can add your own allocated parking space into the mix, you're already onto something a little harder to find.

Well presented throughout and offered with no onward chain, this two-bedroom flat is a brilliant option for first-time buyers, commuters, investors or anyone wanting an easy-to-manage home with the town right on their doorstep. And with over 900 years remaining on the lease, there's none of the concern that can sometimes come with a shorter lease, making this a reassuring long-term purchase.

Your own entrance begins on the ground floor, where a welcoming lobby gives you somewhere to arrive home, hang up your coat and kick off your shoes. There's also a useful under-stairs storage cupboard, helping to keep everyday clutter neatly tucked away before the staircase leads you up to the main accommodation.

Once upstairs, the home opens into a bright and sociable open-plan living, kitchen and dining space. It's a layout that suits modern life perfectly, whether you're cooking dinner while catching up with friends, settling down on the sofa after work or enjoying a lazy weekend breakfast. The kitchen sits naturally within the room, while there's still plenty of space to create defined areas for dining and relaxing.

There are two bedrooms, with the main bedroom comfortably accommodating a double bed. The second is a single room, but its versatility could be particularly useful for anyone working from home – creating a dedicated office without having to sacrifice a corner of the living room. Alternatively, it makes a great guest room, dressing room or additional storage space.

A bathroom completes the accommodation, while double glazing, electric heating and plenty of storage take care of the everyday practicalities.

Of course, one of the biggest advantages here is what sits just outside. Having an allocated parking space in King's Lynn town centre is a real bonus, giving you the convenience of having your car close by without the usual hunt for somewhere to park.

And when you don't need the car, you can simply leave it there. King's Lynn railway station is within walking distance, ideal for commuters and trips further afield, while the shops, restaurants, cafés and amenities of the town centre are all easily reached on foot.

With no onward chain, over 900 years remaining on the lease, a well-presented interior and that all-important allocated parking space, this is a town centre home that gets a lot of the important details right.

For a first-time buyer, it's a convenient and reassuring place to call your own. For an investor, the combination of two bedrooms, parking and such a central location makes it equally worthy of a closer look.

Tenure: Leasehold

Property Type: Flat

- First Floor Flat
- Two Bedrooms
- Open-Plan Living/Kitchen/Dining Area
- Leasehold - Over 900 Years Remaining
- Ideal First Home
- Town Centre Location
- No Onward Chain
- Allocated Parking
- Electric Heating
- Double Glazed

Disclaimer

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 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.
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Bedroom 1 is a comfortable double

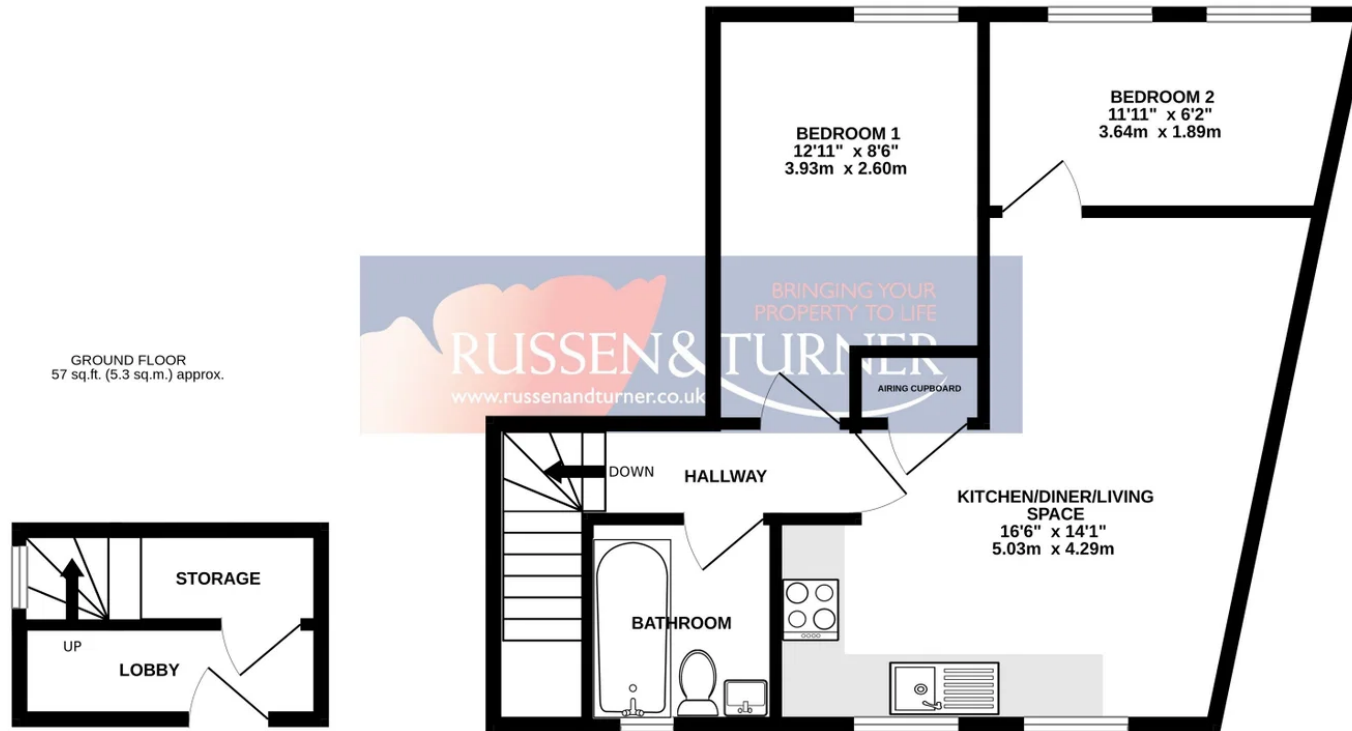


One allocated parking space included



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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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