



**The Portway, King's Lynn, PE30 5GB**

**welcome to**

**The Portway, King's Lynn**

Ideal first time buy or investment opportunity with this well presented two bedroom first floor apartment which has access to a large communal garden. This property is being offered with no onward chain and viewing is recommended.



## Entrance Door To:-

### Communal Entrance Hall

Stairs to first floor, door to secure communal garden

### Entrance Hall

Radiator, secure entry phone system

### Lounge/Kitchen

18' 9" x 11' 1" ( 5.71m x 3.38m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for washing machine and fridge freezer, built-in oven, gas hob, extractor over, wood effect laminate floor and carpet to the lounge area with patio doors onto a Juliette balcony

### Bedroom One

13' 7" x 7' 9" ( 4.14m x 2.36m )

Two double glazed windows, radiator

### Bedroom Two

13' 9" max x 12' max ( 4.19m max x 3.66m max )

Room is irregular in shape and measurements are maximum, two double glazed windows, radiator

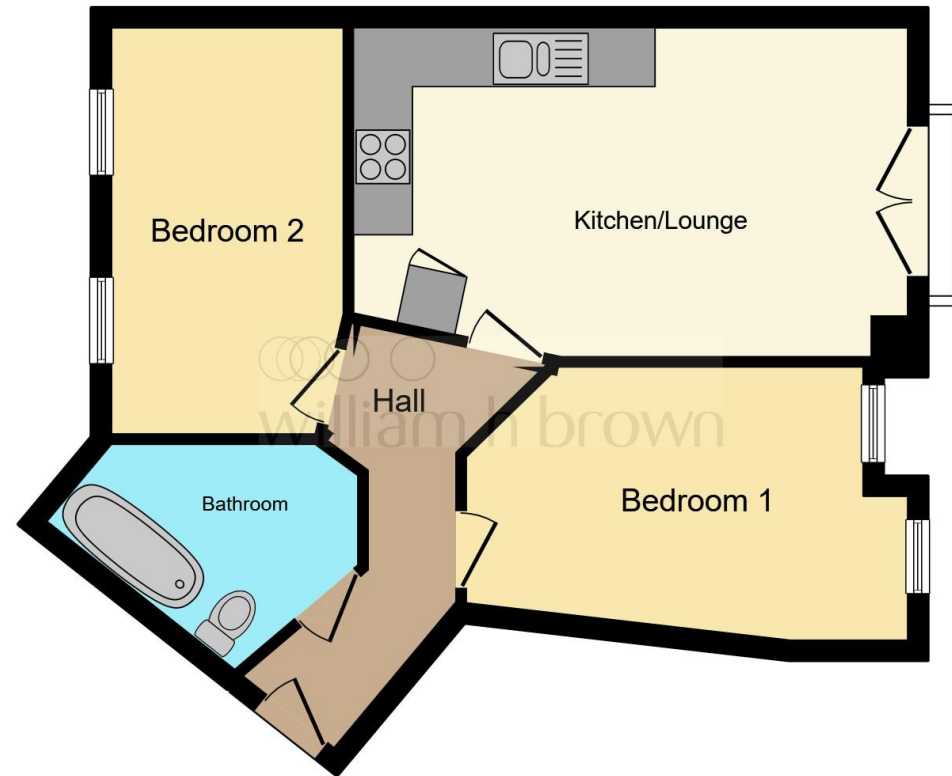
### Bathroom

8' 6" x 7' 4" ( 2.59m x 2.24m )

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, wood effect laminate floor

### Outside

There is secure access to the well maintained communal garden. Residents parking area to the front



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Portway, King's Lynn

- Located Close to Local Amenities
- First Floor Apartment
- Two Bedrooms
- Kitchen/Breakfast Room
- Gas Central Heating

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2299.19

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119190 - 0003

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