



**Harecroft Gardens, King's Lynn, PE30 2BY**

**welcome to**

**Harecroft Gardens, King's Lynn**

Ideally located close to local amenities is this well presented two bedroom maisonette with private rear garden and is being offered to cash buyers only due to the length of the lease. No onward chain.



**Entrance Door To:-**

Stairs to first floor

**Landing**

Loft access

**Lounge**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double glazed window, radiator, fireplace with inset gas fire

**Dining Room**

8' 2" x 8' ( 2.49m x 2.44m )

Double glazed window, radiator, wood effect laminate floor, wall mounted gas boiler with 8 years warranty remaining

**Kitchen**

9' 6" x 8' 1" ( 2.90m x 2.46m )

Range of base and wall units, roll edge work top, inset stainless steel sink, built-in oven, gas hob, extractor over, space for washing machine and dryer, radiator, wood effect laminate floor, double glazed window double glazed door to rear

**Bathroom**

8' 1" x 5' 11" ( 2.46m x 1.80m )

Bath with shower mixer tap, low level WC, wash hand basin, low level WC, radiator, ceramic tiled floor, double glazed window

**Bedroom One**

12' 4" max x 9' 6" max ( 3.76m max x 2.90m max )

Double glazed window, radiator, wood effect laminate floor

**Bedroom Two**

6' 10" max x 10' 10" max ( 2.08m max x 3.30m max )

Double glazed window, radiator

**Outside**

Enclosed rear garden.

**Agents Note**

Suitable for cash buyers only as 50 years remaining on the lease.



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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## Harecroft Gardens, King's Lynn

- Located Close to Local Amenities
- Maisonette
- Two Bedrooms
- Two Reception Rooms
- Enclosed Private Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1100.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119285 - 0003

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