

Make Your Mark at The Granaries! King's Lynn

£89,995

King's Lynn

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

Your First Step onto the Property Ladder, with King's Lynn on Your Doorstep!
A fantastic first step onto the property ladder, a convenient town centre location and the opportunity to create a home that's truly your own.

Whether you're a first-time buyer looking to get your foot on the property ladder or an investor searching for a conveniently located addition to your portfolio, this one-bedroom apartment at The Granaries could be just what you've been waiting for.

Positioned on the fifth floor, with the added convenience of lift access, the apartment offers a practical layout, comfortable living space and plenty of potential for someone to come in, add their own personality and make it their own.

Step through the front door and you're welcomed into an entrance lobby, with a good-sized double bedroom to your left and a spacious bathroom to your right.

Continue through towards the rear of the apartment and you'll find the open-plan living, dining and kitchen area. Bringing everything together in one sociable space, it's a layout that works perfectly for modern everyday living, whether you're cooking dinner, relaxing after a busy day or having friends over for the evening.

Whilst the apartment would benefit from a little personalisation, that's all part of the appeal. Rather than paying a premium for somebody else's taste, here's an opportunity to put your own stamp on things and create a space that feels like home.

And then there's the location!

Set within King's Lynn, The Granaries puts everyday convenience right on your doorstep. The town centre offers a great selection of shops, cafés, restaurants and everyday amenities, whilst the historic waterfront and riverside walks provide somewhere lovely to escape the hustle and bustle.

King's Lynn railway station is also within easy reach, offering direct services to Cambridge and London King's Cross, making the location particularly appealing for those who commute or enjoy getting out and about without relying on the car.

For first-time buyers, it's an appealing step towards independence, with the freedom to create something of your own. For investors, the combination of a practical one-bedroom layout, lift access and a convenient location makes this an interesting opportunity to explore for the rental market.

An additional benefit is that the lease is currently in the process of being extended, offering prospective buyers the opportunity to benefit from a longer lease once the extension has been completed.

Leasehold Information: The property is held on a lease originally granted for 99 years from 1st September 1989, with approximately 62 years remaining. The lease is currently in the process of being extended by a further 99 years.

A well-positioned apartment with plenty of potential, a lease extension underway and the convenience of town centre living. Ready for its next owner to make their mark!

Tenure: Leasehold

Property Type: Flat

- One Bedroom Flat
- Set on The 5th Floor - Lift Access Available
- No Onward Chain
- Leasehold - Lease Extension in Progress
- King's Lynn Town Centre on Your Doorstep
- Ideal First Time Home
- Allocated Parking
- Potential Buy-to-Let Investment Opportunity
- Open Plan Living/Kitchen/Dining Area
- Electric Heating

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
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.
Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



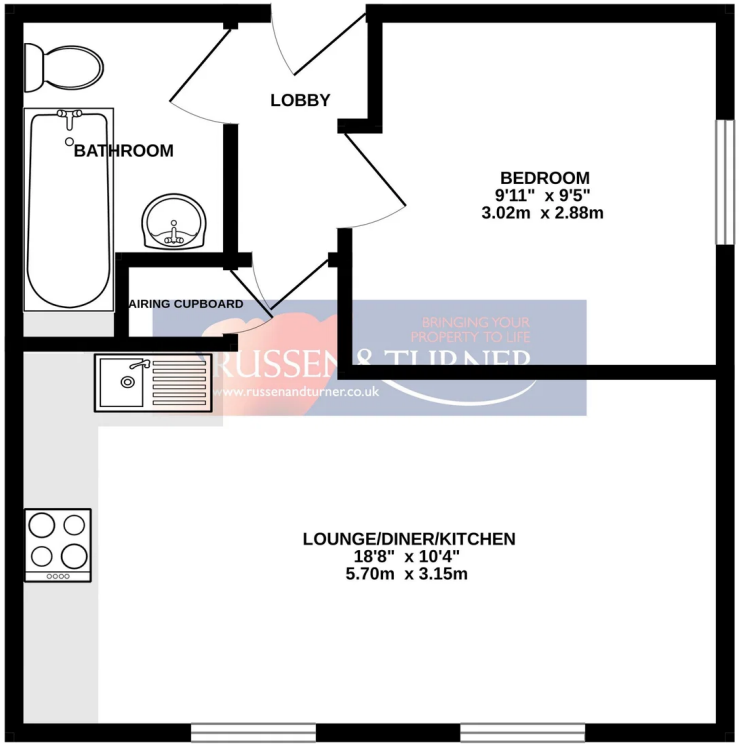




Well proportioned double bedroom



GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 355 sq.ft. (32.9 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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