

DIRECTIONS

SAT NAV: PE30 1NH

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



Flat 7 St. Nicholas Close King's Lynn PE30 1NH

ONE BEDROOM GROUND FLOOR APARTMENT IN NEED OF REFURBISHMENT

King's Lynn

£40,000 Leasehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

HALLWAY
L shaped with one storage cupboard and one airing cupboard.

KITCHEN 7'1 x 6'1 (2.16m x 1.85m)

BEDROOM ONE 13'0 x 6'9 (3.96m x 2.06m)
Vinyl tiled flooring.

LOUNGE 13'0 x 10'4 (3.96m x 3.15m)
L shaped with vinyl tiled flooring.

SHOWER ROOM 6'8 x 6'1 (2.03m x 1.85m)
Comprising of WC, hand wash basin, walk-in shower and a window to the rear.

AUCTION IMPORTANT INFORMATION
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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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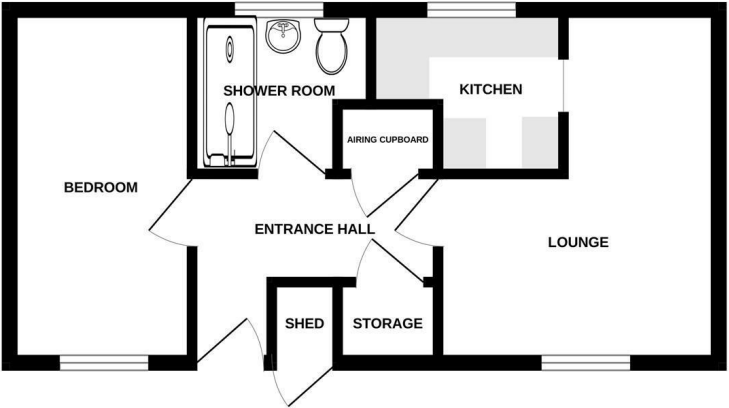
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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. ****

In the heart of King's Lynn, this charming ground floor flat on St. Nicholas Close presents a unique opportunity for those looking to create their ideal living space. With one reception room and one bedroom, this property is perfect for individuals or couples seeking a cosy retreat in a vibrant town centre location. The flat is in need of full refurbishment, allowing you to design and personalise every aspect to suit your taste and lifestyle. Imagine the potential as you transform this space into a modern haven. The property boasts delightful views over the church at the front, adding a touch of character and charm to your daily life. Convenience is key, with a car park located to the rear, ensuring that parking is never a hassle. The central location means you are just a stone's throw away from local amenities, shops, and eateries, making it easy to enjoy all that King's Lynn has to offer. This flat is not just a property; it is a canvas awaiting your creative touch. Whether you are an investor looking for a project or a first-time buyer eager to make your mark, this flat offers a fantastic opportunity to establish a home in a sought-after area. Don't miss your chance to explore the possibilities that await in this delightful flat.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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