



**Dukes Place, King's Lynn, PE30 4GZ**

**welcome to**

**Dukes Place, King's Lynn**

Ideal first time buy or investment opportunity with this well presented one bedroom first floor apartment which is located close to The Queen Elizabeth Hospital and is being offered with no onward chain. Viewing highly recommended.



## Communal Entrance Hall

Stairs to first floor

## Entrance Door To:-

## Entrance Hall

Radiator, storage cupboard

## Lounge

14' 1" x 11' 6" ( 4.29m x 3.51m )

Two Double glazed windows, radiator, opening to:-

## Kitchen

10' 3" x 5' 8" ( 3.12m x 1.73m )

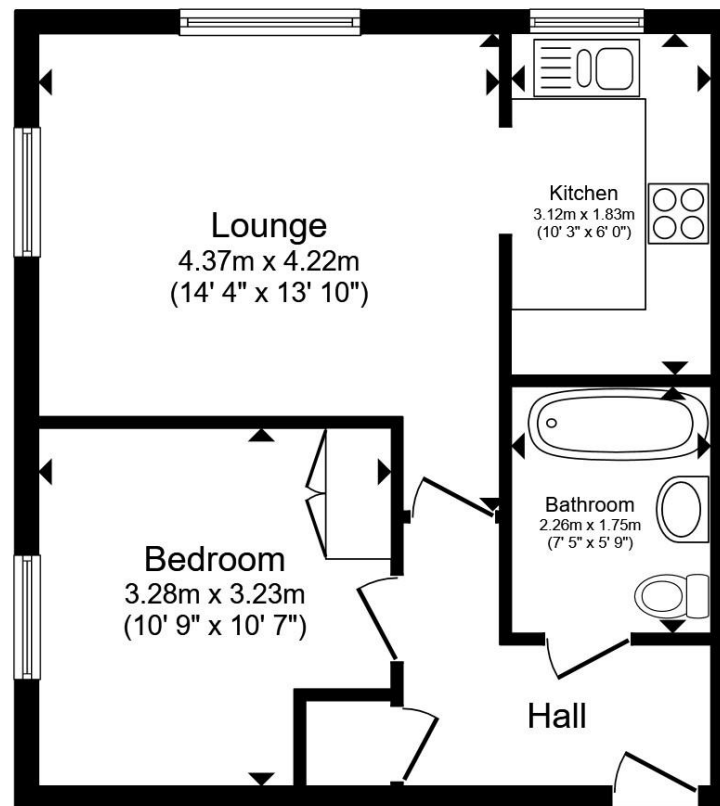
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine and fridge freezer, double glazed window, vinyl floor

## Bathroom

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, extractor fan

## Outside

Residents parking area



**Floor Plan**

Total floor area 42.3 m<sup>2</sup> (455 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Dukes Place, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- First Floor Flat
- One Bedroom
- Open Plan Kitchen/Lounge
- Residents Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1600.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £99,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119848 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)