



**Anthony Nolan Road, King's Lynn, PE30 4GW**

**welcome to**

## **Anthony Nolan Road, King's Lynn**

Ideal first time buy or investment opportunity for this beautifully presented one bedroom ground floor flat located close to The Queen Elizabeth Hospital. Viewing highly recommended.

### **Communal Entrance Door To**

### **Communal Entrance Hall**

### **Entrance Door To:-**

### **Entrance Hall**

Radiator, storage cupboard, secure entry phone system

### **Bedroom**

10' 5" max x 10' 8" ( 3.17m max x 3.25m )  
Double glazed window, radiator

### **Lounge Area**

14' x 11' 5" ( 4.27m x 3.48m )  
Two double glazed windows, two radiators opening to:-

### **Kitchen Area**

10' 2" x 5' 11" ( 3.10m x 1.80m )  
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

### **Bathroom**

5' 9" x 7' 6" ( 1.75m x 2.29m )  
Bath with shower mixer tap, low level WC, wash hand basin, radiator, vinyl floor

### **Outside**

Allocated parking space





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## **Anthony Nolan Road, King's Lynn**

- Ideal First Time Buy or Investment Opportunity
- Located Close to The Queen Elizabeth Hospital
- Ground Floor Apartment
- Beautifully Presented
- One Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 170.99

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.

# £100,000

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Property Ref:  
KLN119584 - 0004

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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.



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