



King Street, King's Lynn, PE30 1ES



welcome to

King Street, King's Lynn

Located in the heart of the town centre is this well presented two bedroom apartment which is being offered with no onward chain. Viewing highly recommended.



Communal Entrance Door To:-

Entrance Hall

Door to:-

Stairs To Apartment

Entrance Hall

Rooms off

Open Plan Kitchen/Lounge

17' 1" max x 12' 8" max (5.21m max x 3.86m max)

The room is irregular in shape and has base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine, dryer and fridge freezer, wall mounted gas boiler, two double glazed windows, radiator

Bedroom One

8' 1" max x 14' 7" max (2.46m max x 4.45m max)

The room is irregular in shape, double glazed window, radiator

Bedroom Two

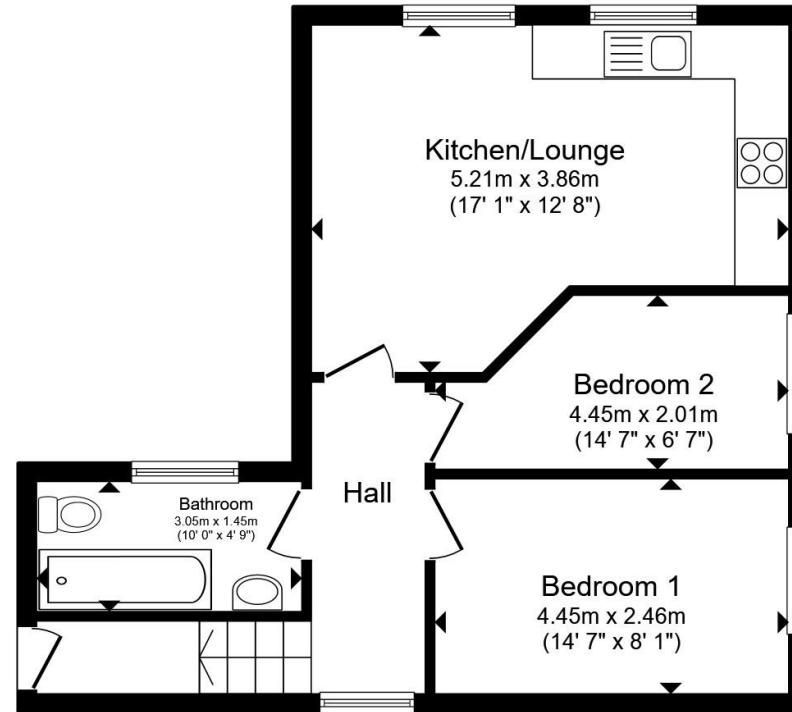
6' 7" max x 14' 7" max (2.01m max x 4.45m max)

Double glazed window, radiator

Bathroom

10' x 4' 9" (3.05m x 1.45m)

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, radiator, double glazed window



Floor Plan

Total floor area 46.5 m² (501 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



welcome to

King Street, King's Lynn

- Town Centre Location
- Upper Floor Apartment
- Two Bedrooms
- Open-plan Kitchen/Living Room
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119776



Property Ref:
KLN119776 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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