

## DIRECTIONS

SAT NAV: PE30 1DB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

## 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."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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22 Old School Court King's Lynn PE30 1DB

**GRADE TWO LISTED TWO BEDROOM FIRST FLOOR APARTMENT WITH  
COMMUNAL GARDENS AND VIEWS OVER THE RIVER**

**King's Lynn**

**£325,000 Leasehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Vinyl flooring, doors to all rooms, two storage cupboards along with an airing cupboard. Double radiator and a window to the side aspect.

23'9 x 17'1 (7.24m x 5.21m)

**LOUNGE DINER**

Luxury vinyl tile flooring, three windows to the rear aspect which all lookout over the communal gardens and the river. Two double radiators

18'2 x 10'3 (5.54m x 3.12m)

**KITCHEN**

Recently installed modern range of base and drawer units with worktop over. Window to the front aspect over looking the communal courtyard and it's gardens. Luxury vinyl tile flooring and a integrated washing machine. Included fridge freezer and oven.

**BEDROOM ONE**

Fitted carpet, radiator and window to the rear aspect also looking out over the communal gardens and the river. Access to the Jack and Jill bathroom.

15'4 x 11'6 (4.67m x 3.51m)

**SHOWER ROOM**

Three piece suite comprising of an enclosed shower cubicle with thermostatic mixer bar shower, W.C and a hand wash basin set into a vanity unit. Heated towel radiator as well as a column radiator. Tiled with a window to the rear which is opaque. Accessed via bedroom one and the hallway.

15'4 x 6'5 (4.67m x 1.96m)

**BEDROOM TWO**

Fitted carpet, double radiator and window to the rear once again looking out over the communal gardens and the river.

15'4 x 9'9 (4.67m x 2.97m)

**EXTERNAL**

The property benefits from well-maintained communal outdoor spaces, including a rear garden with a raised seating area overlooking the house, as well as a charming communal summer house. To the front, there is a communal courtyard with a designated drying area, accessed via an electronic gated entrance with an intercom system linked to each apartment. This property is situated towards the rear, reached via the courtyard through a set of double doors, with stairs leading up to the first-floor entrance. Secure allocated parking.

**ASBESTOS**

The flat is in zone 1 of the building, the asbestos is in the summer house in zone 6 of the building.

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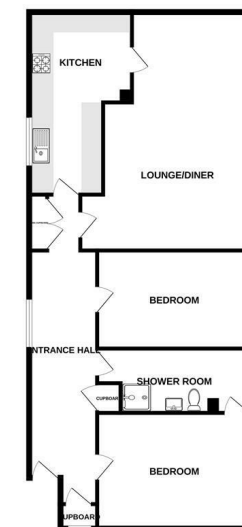
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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective

Nestled in the charming Old School Court in King's Lynn, this beautifully presented two-bedroom first floor flat offers a delightful blend of modern living and historical charm. As you enter, you are greeted by an impressive entrance hall that sets the tone for the rest of the property. The recently installed modern kitchen is both spacious and stylish, making it a perfect space for culinary enthusiasts and social gatherings alike. The flat boasts a well-designed Jack and Jill bathroom, providing convenient access from both the hallway and the first bedroom, ensuring practicality for residents and guests. The two bedrooms are generously sized, offering ample space for relaxation. One of the standout features of this property is its serene location, with views over the communal gardens and the tranquil river. This peaceful setting allows for a perfect retreat from the hustle and bustle of everyday life, making it an ideal home for those seeking a quiet yet connected lifestyle. As a Grade II listed property, this flat not only offers modern comforts but also a sense of history and character that is hard to find. This property presents a unique opportunity to enjoy a harmonious blend of contemporary living in a picturesque setting. Don't miss the chance to make this lovely flat your new home.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and any other such data are approximate and no responsibility is taken for any misstatement or omission in this statement. This plan is for illustrative purposes only and should be used as such by the intending purchaser. The actual layout and dimensions may vary and should be verified at the property. Made with Metronome (2022) 11/20/2022



