

welcome to

Hampton Court, Nelson Street, King's Lynn

Grade I listed ground floor residence in Historic Hampton Court is this beautifully presented apartment which is being offered with no onward chain with an option for furnished purchase subject to negotiation. Viewing highly recommended.



Entrance Via Arched Entrance

Entrance Door To:-

Entrance Hall

Radiator, storage cupboard, meter cupboards

Lounge

18' 1" max x 13' 3" max (5.51m max x 4.04m max)

Storage cupboard, multi paned sash window to front aspect, two windows to side aspect, feature open fireplace, ceiling beam

Kitchen

10' 3" max x 10' 6" into bay (3.12m max x 3.20m into bay)

Range of bespoke base and wall units, Quartz worktops over, built-in oven, electric hob, extractor over, built-in wine rack, integrated fridge freezer and washing machine, dishwasher, inset Butler sink with mixer taps over, upright radiator, window to side aspect, ceramic tiled floor

Bathroom

10' 4" max x 6' 10" max (3.15m max x 2.08m max)

Freestanding bath with mixer tap, low level WC, floating wash hand basin with cupboard below, heated towel rail, mirror fronted cabinet, storage cupboard, glazed window to courtyard, ceramic tiled floor

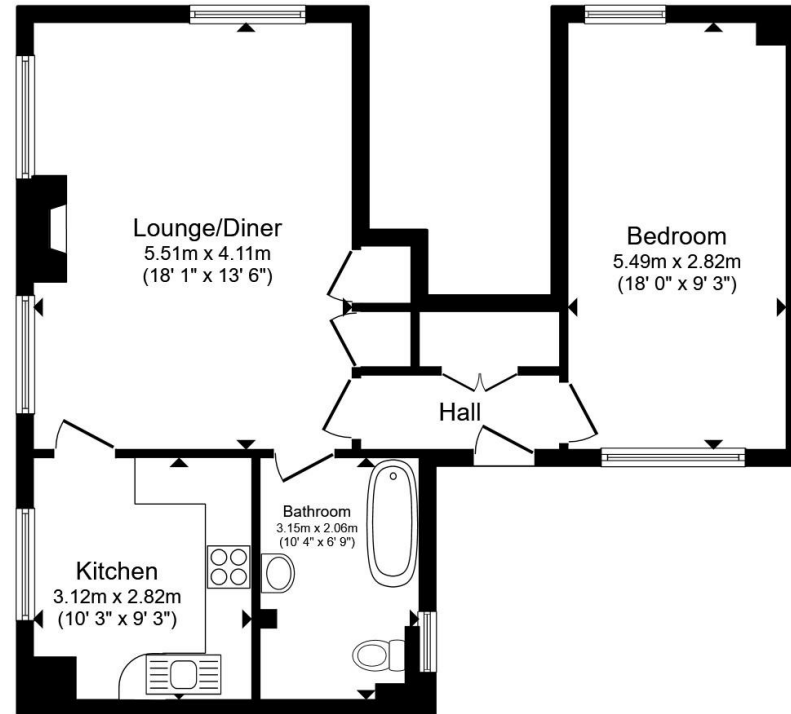
Bedroom

18' max x 9' 1" max (5.49m max x 2.77m max)

Sash window to front aspect, window to rear, radiator, ceiling beam

Communal Garden

Beautifully maintained communal walled gardens offer a tranquil setting with discreet gated bin store with secondary access via St Margaret's Lane.



Ground Floor

Total floor area 59.9 m² (644 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



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Hampton Court, Nelson Street, King's Lynn

- Grade I Listed Ground Floor Residence
- Stunning Location with Views Over the Minster
- Beautiful Walled Communal Garden
- One Bedroom
- Luxurious Bathroom

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 3180.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 149 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119483 - 0003

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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