

St. Ann's Street, King's Lynn

£87,995

King's Lynn

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Located in the very heart of King's Lynn, this generously proportioned one-bedroom apartment for the over-55's offers a rare blend of space, convenience, and charm. Enjoying a long 999-year lease (from 1994) and offered with no onward chain, the property is perfectly positioned on St Anne's Street, with lovely views across the historic St Nicholas' Church.

A lift rises to the first floor, where the private entrance lobby provides space for coats and leads upstairs to an impressive 26ft landing, giving a real sense of light and openness. The accommodation includes a bright, dual-aspect lounge measuring over 17ft, a fitted kitchen, a generous double bedroom, and a bathroom with three-piece suite.

Residents also benefit from access to a communal garden and the convenience of an allocated parking space. With its central location close to shops, restaurants, and amenities, this home offers a wonderful opportunity to enjoy secure, low-maintenance living in a welcoming setting.

Disclaimer
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Tenure: Leasehold

Property Type: Flat

- Over 55s
- Views to St. Nicholas Church
- Generous accommodation
- Long lease
- Town centre location
- 26ft Landing
- 17ft9 Lounge
- Lift access
- Allocated parking
- No chain





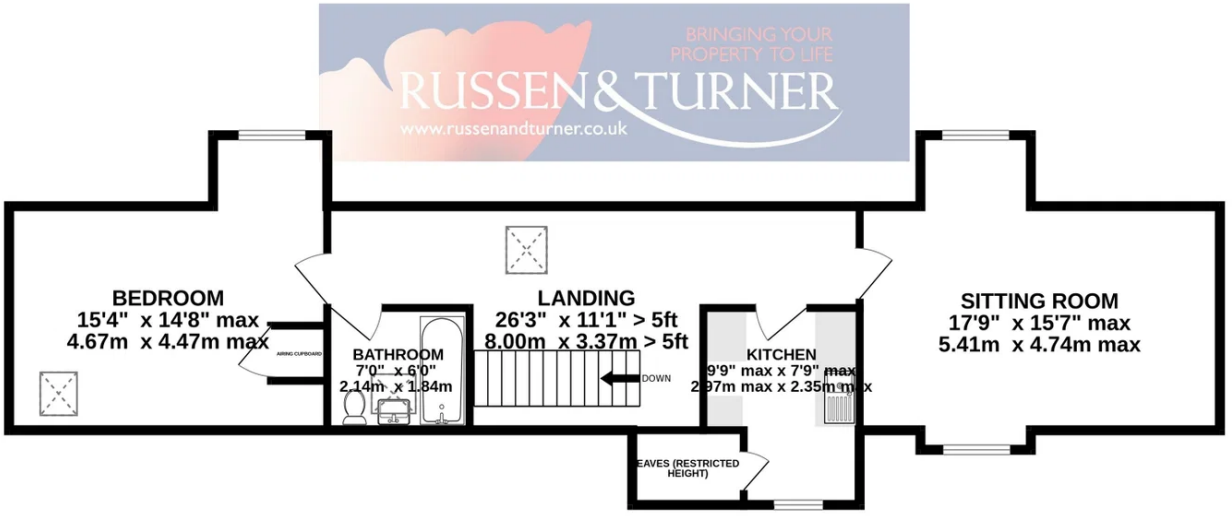




FIRST FLOOR ENTRY
56 sq.ft. (5.2 sq.m.) approx.



SECOND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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