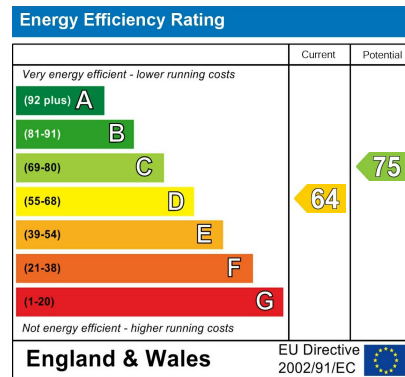


DIRECTIONS

Sat Nav: PE30 1LT



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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TWO BEDROOM GROUND FLOOR FLAT FOR OVER 55'S WITH ONE ALLOCATED PARKING SPACE

King's Lynn

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HALLWAY

Airing cupboard. Night storage heater.

LOUNGE/DINER

TV point. Two night storage heaters. Window to front aspect. Bay window to rear aspect.

KITCHEN

Wall, base and drawer units, space for washing machine. Fan heater. Window to front aspect.

BEDROOM 1

Thermostatically controlled convection heater. Window to rear aspect.

BEDROOM 2

Thermostatically controlled convection heater. Window to rear aspect.

BATHROOM

Three piece suite comprising bath, wash hand basin and w.c. Fan heater. Window to front aspect.

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

IMPORTANT INFORMATION

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24'2 into bay x 9'8 (7.37m into bay x 2.95m)

76 x 7'3 (2.29m x 2.21m)

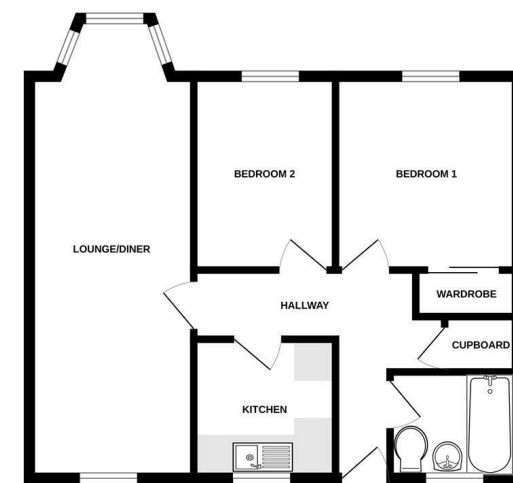
10'6 x 8'8 (3.20m x 2.64m)

10'6 x 7'6 (3.20m x 2.29m)

67 x 5'6 (2.01m x 1.68m)

NO UPWARD CHAIN Unexpectedly, re-available! Situated on St. Anns Street in the charming town of King's Lynn, this ground floor flat offers a unique living experience for residents 55 years old and over. Built in 1997, this flat provides ample space for comfortable living. The property features two well-proportioned bedrooms, the bathroom is conveniently located, ensuring ease of access for all residents. The heart of the home is the spacious lounge/diner, where natural light floods in, creating a warm and welcoming atmosphere for relaxation or entertaining guests. Residents will also appreciate the communal gardens, a lovely outdoor space to unwind and enjoy the fresh air. This property combines the charm of its original chapel architecture with modern conveniences, making it a truly special place to call home. With its prime location in King's Lynn, you will find yourself within easy reach of local amenities, shops, and transport links, ensuring a convenient lifestyle. This converted chapel is not just a property; it is a unique opportunity to own a piece of history in a vibrant community.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other such details are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and fittings are shown as approximate and not guaranteed. Made and Managed (UK) Ltd



