



**The Stables, Valingers Road, King's Lynn, PE30 5HD**



**welcome to**

## **The Stables, Valingers Road, King's Lynn**

First Floor apartment located on Valingers road, close to the town centre of King's Lynn, offered for sale with no chain and offering well presented accommodation including entrance hall, Lounge, Kitchen, Bedroom and bathroom.



### Entrance

Communal entrance to the building, stairs to first floor, door gives access into Entrance hall

### Lounge

14' 6" x 8' 5" plus recess ( 4.42m x 2.57m plus recess )  
Window to front, electric heater

### Kitchen

11' 2" plus recess x 7' 5" plus recess ( 3.40m plus recess x 2.26m plus recess )  
Fitted kitchen with wall and base units, worksurface over with inset sink/drain, electric oven with cooker hood over, space for fridge freezer

### Bedroom

11' 6" x 7' 2" plus recess ( 3.51m x 2.18m plus recess )  
Window to rear, electric heater

### Bathroom

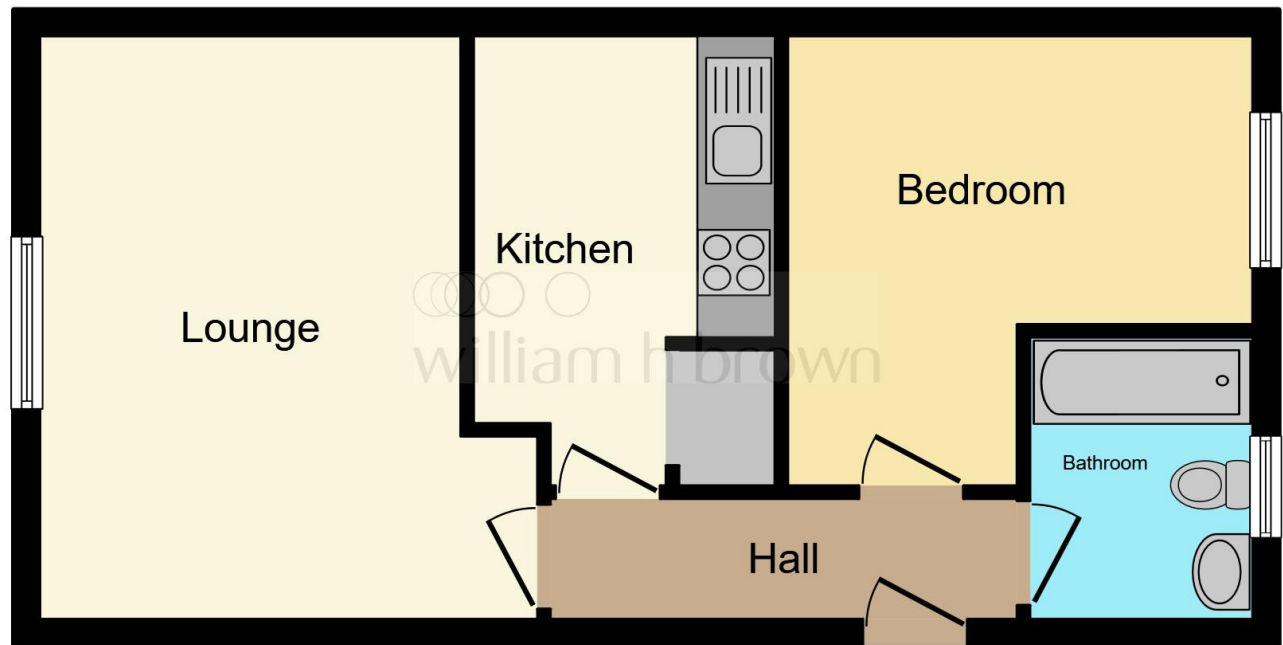
Window to rear, partly tiled bathroom comprising bath , vanity wash hand basin and wc

### Outside

Shared driveway leading to allocated parking

### Agent Note

The lease of 99 years was granted in 1989, there is approximately 65 years remaining.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **The Stables, Valingers Road, King's Lynn**

- Well presented
- One bedroom
- Kitchen and separate living room
- modern bathroom
- allocated parking

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN117646 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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