

DIRECTIONS

Sat Nav: PE30 1LT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	64		
(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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Flat 12, North Hirne Court St. Anns Street King's Lynn Norfolk PE30 1LT

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

King's Lynn

£90,000 Leasehold

01553 692828
sales@brittons.net





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

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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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)

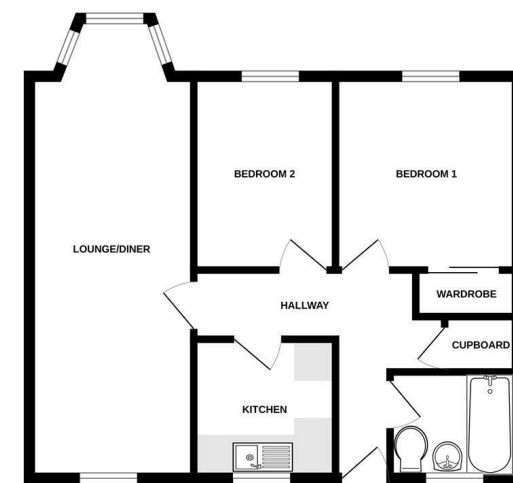
10'6 x 8'8 (3.20m x 2.64m)

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 attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other such are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The services, fixtures and fittings are shown for general information only. Measurements are given in feet and inches (1 inch = 2.54 cm). Made and Managed (UK) Ltd.



