



**Old School Court, King's Lynn, PE30 1DB**

**welcome to**

**Old School Court, King's Lynn**

Located in the heart of the town centre in Old School Court is this two bedroom first floor apartment which is being offered with no onward chain. Viewing highly recommended.



### Entrance Door To:-

### Communal Entrance Hall

Stairs to first floor

### Entrance Door To:-

### Entrance Hall

Storage cupboard housing gas boiler

### Lounge

14' 2" x 13' 1" ( 4.32m x 3.99m )

Three sash windows overlooking courtyard, Juliette balcony, radiator

### Kitchen

12' 4" max x 7' 7" ( 3.76m max x 2.31m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer and washing machine, sash window

### Bedroom One

13' 11" x 8' 1" ( 4.24m x 2.46m )

Sash window, radiator

### Bedroom Two

14' x 7' 9" ( 4.27m x 2.36m )

Sash window, radiator

### Bathroom

9' 10" max x 5' 3" ( 3.00m max x 1.60m )

Bath, wash hand basin, low level WC, shower cubicle, heated towel rail, part tiled walls

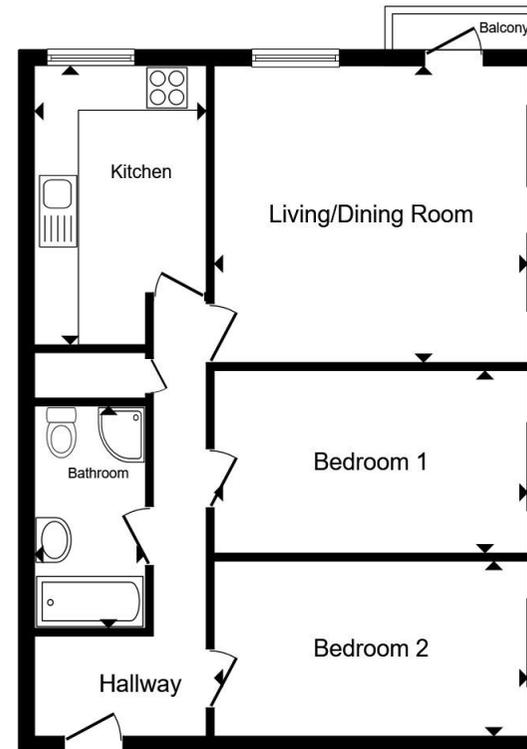
### Outside

There is an allocated parking space. Access to the lovely communal gardens, seating terrace and shared summerhouse

### Agents Note

Share of Freehold, 1 share of 29.

Water rates are included in service charge.



Total floor area 60.5 m<sup>2</sup> (651 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](http://www.propertybox.io)



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## Old School Court, King's Lynn

- Located in the heart of the town centre
- Grade II Listed
- First Floor Apartment
- Two Bedrooms
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1670.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119485 - 0004

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