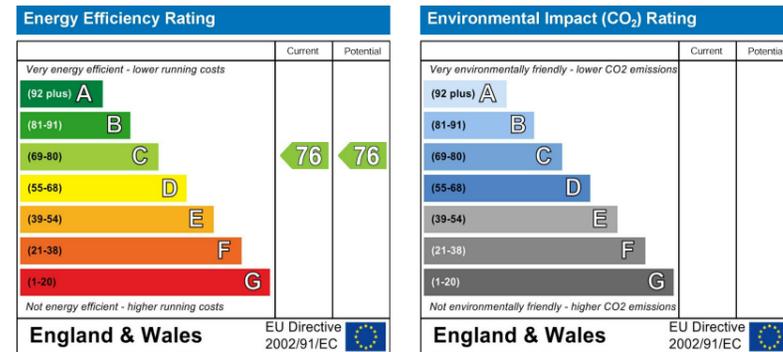


## DIRECTIONS

SAT NAV: PE30 3DQ



## 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.

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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."

*This disclaimer must go on to all probate properties – new and existing:*



NORFOLK PROPERTY  
AUCTIONS



72 Baldock Drive King's Lynn PE30 3DQ

**TWO BEDROOM FIRST FLOOR FLAT**

**King's Lynn**

**£105,000 Leasehold**

**Telephone: 0800 6546 333**

**www.norfolkpropertyactions.co.uk**

**Email: sales@norfolkpropertyactions.co.uk**



**ENTRANCE HALL**

Front door opens to stairs up to flat, upstairs hall gives access to all rooms, airing cupboard and loft. Carpeted, radiator and window to the rear.

15'9" x 14'11" (4.80m x 4.55m)

**OPEN PLAN LOUNGE/KITCHEN**

Window to front and rear, fitted base and wall units, integrated cooker, hob, dishwasher, washing machine and fridge. Vinyl flooring in the kitchen area, carpeted in the lounge area.

**BEDROOM ONE**

Room measurements are plus recess areas. Two windows to front, radiator, storage cupboard, carpeted, spot lights.

12'4" x 8'2" (3.76m x 2.49m)

**BEDROOM TWO**

Window to rear, carpeted, radiator, spot lights.

7'10" x 6'5" (2.39m x 1.96m)

**BATHROOM**

Panel bath with over shower and shower screen, WC and hand basin, heated towel rail, tiled, extractor fan, obscure window to side.

**IMPORTANT INFORMATION**

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"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.

Welcome to this charming two-bedroom flat located on Baldock Drive in the desirable Grange Estate of King's Lynn. Built in 2006, this modern property offers a comfortable and contemporary living space, perfect for first-time buyers or those looking to downsize.

As you enter the flat, you will be greeted by an inviting hallway which leads to an open-plan living area that seamlessly combines the reception room and kitchen. This layout not only maximises the use of space but also creates a warm and sociable environment, ideal for entertaining guests or enjoying quiet evenings at home. The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest.

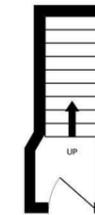
The property also includes a well-appointed bathroom, ensuring convenience for all residents. With a total area of 65 square feet, this flat is designed to offer both comfort and functionality.

Situated close to local amenities, residents will benefit from easy access to shops, cafes, and other essential services, making daily life both convenient and enjoyable. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

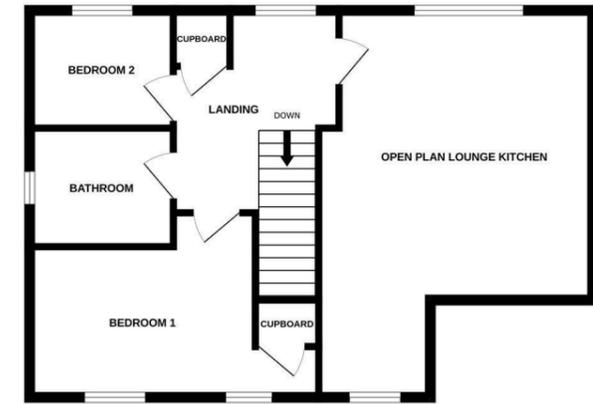
This flat presents an excellent opportunity to acquire a modern property in a sought-after location. Do not miss the chance to make this delightful flat your new home.



GROUND FLOOR



FIRST FLOOR



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. Made with Metropix 1/2025



