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DIRECTIONS

From the Kings Lynn town centre proceed out along Austin Fields, bear right onto Blackfriars Road where the property can be found on the left hand side easily identified by our For Sale board in the window.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(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.



9 Edinburgh Court King's Lynn Norfolk PE30 1ND

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £68,000** .
ONE BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING SPACE.
NO UPWARD CHAIN**

King's Lynn

Guide price £68,000 Leasehold

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sales@brittons.net





ENTRANCE HALLWAY 11'5 x 4'7 max (3.48m x 1.40m max)
Fitted carpet, UPVC front door, airing cupboard, night storage heater and all doors leading to rooms.

LOUNGE 14'4 x 10'10 (4.37m x 3.30m)
Laminate flooring, storage cupboard, window to front aspect, night storage heater and wall mounted electric fire.

KITCHEN 8'4 x 7'11 (2.54m x 2.41m)
Vinyl flooring, Range of wall, base and drawer units with worktops over, stainless steel sink with drainer and mixer tap set beneath window, integrated oven with integrated gas hob, space for free standing washing machine and window to rear aspects.

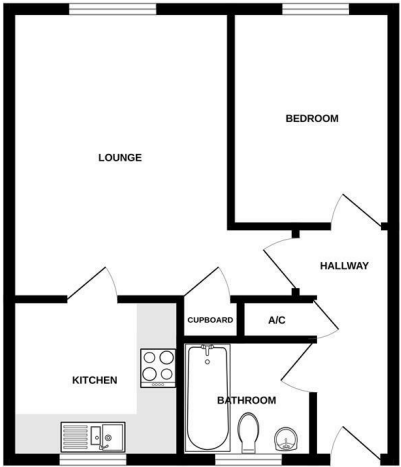
MASTER BEDROOM 10'11 x 8'1 (3.33m x 2.46m)
Fitted carpet, night storage heater and window to front aspect.

BATHROOM 6'8 x 5'5 (2.03m x 1.65m)
Three piece suite comprising of a hand wash basin, W.C, and bath with electric shower over, vinyl flooring, fan heater and window to rear aspect.



*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £68,000** One-bedroom first floor flat located in the town centre of King's Lynn. The property consists of a hallway, lounge, bedroom, kitchen and bathroom. One of the standout features of this property is the allocated parking space, a rare find in such a central location. You will appreciate the ease of access to the town centre, where a variety of shops, cafes, parks and amenities await. The vibrant atmosphere of King's Lynn is just a short stroll away, offering a delightful mix of history and modern living. This flat is perfect for those who value both comfort and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a convenient lifestyle in a lovely setting. Do not miss the chance to make this delightful flat your new home.
NO UPWARD CHAIN

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of actual dimensions, areas and any other data are approximate and not guaranteed to be accurate. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The property is sold as is, without any warranty or guarantee. No liability is accepted for any loss or damage arising from the use of this plan. Made with Hotspot 10/25



