

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.

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

"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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5 The Shrubberies Blackfriars Road King's Lynn Norfolk PE30 1GD

**VERY SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT WITH
ALLOCATED PARKING**

King's Lynn

£160,000 Leasehold

01553 692828
sales@brittons.net





HALLWAY

Fitted carpet, Airing cupboard, storage cupboard.

KITCHEN / DINER

Range of wall base and drawer units with worktop over. Sink with mixer tap over and counter top drainer. Integrated fridge freezer, gas hob and electric oven with extractor hood over, washing machine, dishwasher. Double radiator. Two sash style windows. Tiled floor. 18'2 x 10'6 in eaves (5.54m x 3.20m in eaves)

LOUNGE

Laminate flooring, dual aspect sash style windows one to rear aspect and other to the side aspect, double radiator 17'6 max x 13'6 (5.33m max x 4.11m)

BEDROOM ONE

Fitted carpet, wardrobe and cupboards built into the dormers. Double radiator. Velux windows. 20'3 max x 14'1 max (6.17m max x 4.29m max)

ENSUITE SHOWER ROOM

Three piece suite comprising of hand wash basin, W.C, and shower enclosure with thermostatic mixer shower. Tiled floor. Heated towel rail.

BEDROOM TWO

Fitted carpet, double radiator, sash style window to front aspect 12'2 max x 9'6 (3.71m max x 2.90m)

BATHROOM

Three piece suite comprising of pedestal hand wash basin with mixer tap over, W.C, and bath. Double radiator. Extractor fan. Tiled floor. 5'8 x 5'4 (1.73m x 1.63m)

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NO UPWARD CHAIN Nestled on Blackfriars Road in King's Lynn, this spacious penthouse apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for both couples and small families seeking a stylish home. You will be welcomed into a bright and spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a delight. The second double bedroom ensures ample space for guests or family members. This apartment has the convenience of an allocated parking space, a valuable asset in this bustling area. Additionally, the property is offered with no upward chain, allowing for a smooth and hassle-free purchase process. This apartment on Blackfriars Road is not just a home; it is a lifestyle choice, perfectly positioned to enjoy the vibrant community of King's Lynn. With its modern amenities and spacious layout, this property is a must-see for anyone looking to settle in this charming town. Don't miss the opportunity to make this delightful apartment your new home.



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)



