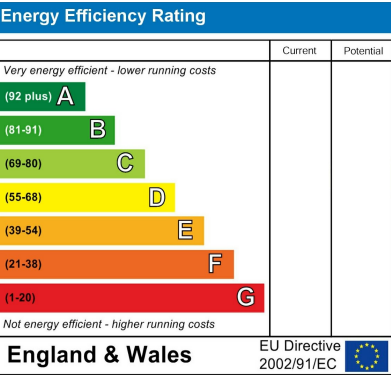


DIRECTIONS

SAT NAV: PE30 1DB



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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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.

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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.

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.

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22 Old School Court King's Lynn PE30 1DB

GRADE TWO LISTED TWO BEDROOM FIRST FLOOR APARTMENT WITH
COMMUNAL GARDENS AND VIEWS OVER THE RIVER

King's Lynn

£325,000 Leasehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Vinyl flooring, doors to all rooms, two storage cupboards along with an airing cupboard. Double radiator and a window to the side aspect.

LOUNGE DINER

Luxury vinyl tile flooring, three windows to the rear aspect which all lookout over the communal gardens and the river. Two double radiators

23'9 x 17'1 (7.24m x 5.21m)

KITCHEN

Recently installed modern range of base and drawer units with worktop over. Window to the front aspect over looking the communal courtyard and it's gardens. Luxury vinyl tile flooring and space for a washing machine.

18'2 x 10'3 (5.54m x 3.12m)

BEDROOM ONE

Fitted carpet, radiator and window to the rear aspect also looking out over the communal gardens and the river. Access to the Jack and Jill bathroom.

15'4 x 11'6 (4.67m x 3.51m)

SHOWER ROOM

Three piece suite comprising of an enclosed shower cubicle with thermostatic mixer bar shower, W.C and a hand wash basin set into a vanity unit. Heated towel radiator as well as a column radiator. Tiled with a window to the rear which is opaque. Accessed via bedroom one and the hallway.

15'4 x 6'5 (4.67m x 1.96m)

BEDROOM TWO

Fitted carpet, double radiator and window to the rear once again looking out over the communal gardens and the river.

15'4 x 9'9 (4.67m x 2.97m)

EXTERNAL

The property benefits from well-maintained communal outdoor spaces, including a rear garden with a raised seating area overlooking the house, as well as a charming communal summer house. To the front, there is a communal courtyard with a designated drying area, accessed via an electronic gated entrance with an intercom system linked to each apartment. This property is situated towards the rear, reached via the courtyard through a set of double doors, with stairs leading up to the first-floor entrance.

ASBESTOS

The flat is in zone 1 of the building, the asbestos is in the summer house in zone 6 of the building.

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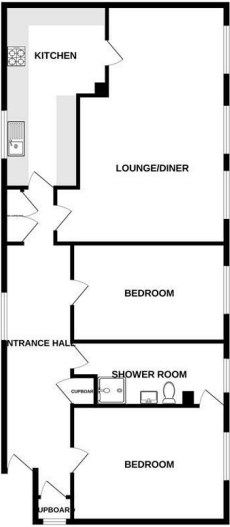
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Nestled in the charming Old School Court in King's Lynn, this beautifully presented two-bedroom first floor flat offers a delightful blend of modern living and historical charm. As you enter, you are greeted by an impressive entrance hall that sets the tone for the rest of the property. The recently installed modern kitchen is both spacious and stylish, making it a perfect space for culinary enthusiasts and social gatherings alike. The flat boasts a well-designed Jack and Jill bathroom, providing convenient access from both the hallway and the first bedroom, ensuring practicality for residents and guests. The two bedrooms are generously sized, offering ample space for relaxation. One of the standout features of this property is its serene location, with views over the communal gardens and the tranquil river. This peaceful setting allows for a perfect retreat from the hustle and bustle of everyday life, making it an ideal home for those seeking a quiet yet connected lifestyle. As a Grade II listed property, this flat not only offers modern comforts but also a sense of history and character that is hard to find. This property presents a unique opportunity to enjoy a harmonious blend of contemporary living in a picturesque setting. Don't miss the chance to make this lovely flat your new home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, walls, floors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any planning purposes. The views, opinions and suggestions from the agents and the property are not guaranteed. Made with Metreplan (2020) 10/20/2020



